



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**220 Sunset Place
Okotoks, Alberta**

MLS # A2268466



\$625,000

Division:	Suntree		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,568 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Many Trees, See Remarks		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Garage Shelving

Bungalow living in one of Okotoks best neighbourhoods! Located in the Suntree community on the north side of town - easy for commuting, close to shopping, schools, parks, pathways and amenities. This charming home has been well taken care of by the same owner for the last 20 years, new windows (5yrs), new HWT (5yrs), Stucco siding (5yrs), Shingles (6yrs). This fully finished bungalow offers over 1500 SQFT above grade, main floor laundry, a spacious primary featuring a 4 pc ensuite bathroom, 2 additional bedrooms and a second 4 pc bathroom. The L shaped kitchen has white cabinetry, ample counter space, pantry and a window looking into the sun room that has infloor heating, vaulted ceiling and a gas fireplace. The living room has a large bay window that floods the space with natural light, a gas fireplace and flows into the dining room. The fully finished basement has a massive family/ rec space, 3rd full bathroom with soaker tub, office/den/craft room and a large storage room. Enjoy the home as-is or invest with confidence and make it your own in a value-supported neighbourhood. Located on a corner lot, giving you extra space - the low maintenance landscape will leave you with extra time to enjoy sitting on the large deck & patio spending time with family.