



**33 Sunset Crescent  
Okotoks, Alberta**

**MLS # A2290204**



**\$879,900**

<b>Division:</b>	Suntree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,254 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)

**Inclusions:** Window coverings, tv shelf, tv wall mount, shed, raised flower beds, EV outlet

This upgraded and fully developed, 4-bedroom, 4-bathroom home offers over 3,300 sq ft of living space with rare, unobstructed Rocky Mountain views &mdash; a vantage point unmatched in the neighbourhood. The main floor features vaulted ceilings, large windows, a gas fireplace, and a kitchen with granite countertops, island seating, and new KitchenAid stainless steel appliances. Upstairs offers a loft, a second bedroom, and a spacious primary suite positioned to capture the views, complete with a dedicated workout area, custom built-in closet cabinetry, and an ensuite with jetted soaker tub and tiled walk-in shower. The fully developed basement adds two additional bedrooms, a large recreation room, and full bath. Major upgrades include new air conditioning, two furnaces, two hot water tanks, triple-pane windows and exterior doors, professional interior paint, irrigation system, new driveway, and garage door openers. Situated in one of the largest lots in the community and backing onto green space and a dog park, the covered deck, mature trees, and perennial gardens create a private setting designed to capture exceptional sunset views &mdash; exclusive to this property within the neighbourhood. Located in highly desirable Suntree, minutes from shopping, schools, recreation, downtown Okotoks, and quick access to Calgary.