



**23 Sunset Crescent  
Okotoks, Alberta**

**MLS # A2291099**



**\$685,000**

<b>Division:</b>	Suntree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,974 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	-
<b>Features:</b>	No Smoking Home, Skylight(s)		

**Inclusions:** sheds(2), one remote for garage opener

Need a larger home for the family? Awaiting you is this SPACIOUS 5 bedroom, 2 storey home in the desirable community of Suntree. Longtime owner with wonderful neighbours. The main floor features a flex room that once was a formal dining room. There's a 2pc powder room and laundry room on this level. New vinyl plank flooring guides you to the island kitchen with full appliance set. Big windows let in the natural light. Enjoy the family room when you gather round the wood burning fireplace. Relax on the 12x19 deck. The upper level features a skylight providing loads of natural light. The primary bedroom boasts a 4pc ensuite and a reading room. THREE additional bedrooms, one with walk in closet., and a 4 pc bathroom complete the upper level. The lower level is a WALKOUT basement; partially finished just awaiting your final touches. A 4pc bathroom and bedroom #5 are complete. This family home has AC for those hot summer days! Also included are the following NEW items - doors, some windows, carpet, freshly painted walls. SOUTH backyard is nicely landscaped including fruit trees. The front of the home has a triple car garage that provides both extra parking or storage! This home is close to great schools, playgrounds, shopping, Okotoks walking paths and the Okotoks rec centre. All this, and its a closer northside commute to Calgary!