



**31 Sunset Crescent
Okotoks, Alberta**

MLS # A2296617



\$667,000

Division:	Suntree		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,508 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Aggregate, Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Native P		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Preserved Wood	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, raised garden beds, rain barrels, wood bin hutch, chopped wood holder

Located in Suntree Heights, one of Okotoks's most sought-after communities, this 5-bedroom bi-level home offers a wonderful blend of comfort, space, and location. Known for its mature trees, quiet streets, and convenient access to schools, shopping, recreation, and Calgary, Suntree Heights is a favourite for families. The main level is bright and welcoming with large windows, a comfortable living and dining space, and a kitchen with charming rustic touches and open shelving. Step onto the upper deck to enjoy beautiful mountain views, a perfect spot to relax and take in the surroundings. A great opportunity for buyers looking to add their own style over time. The walkout basement benefits from the raised bi-level design, allowing for large windows and plenty of natural light. This level includes two bedrooms, a den, and a spacious family room with a cozy wood-burning stove, creating an ideal second living area for family, guests, or teenagers. Outside, the large backyard features an environmentally friendly garden with rain barrels and raised beds, along with several peaceful outdoor nooks to enjoy the space. With a large double garage, mountain views, a beautiful yard, and a quiet location, this home presents a fantastic opportunity in one of Okotoks's most established and desirable neighbourhoods.