



**7 Sunset Crescent  
Okotoks, Alberta**

**MLS # A2300092**



**\$737,800**

<b>Division:</b>	Suntree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<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>	Bar, Central Vacuum, Closet Organizers, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** fridge in laundry room, ONE remote for garage

Large renovated bungalow in Suntree! So much space (almost 3000 sf developed) and over \$135 000 of renovations in the last 2 years! The previous owners replaced shingles in 2017 and windows in 2021 and the current owners removed poly-b, replaced 2 furnaces, added AC, completely renovated the kitchen, added a huge ensuite and replaced all the flooring (LVP). Main floor features living/dining room with French doors. The renovated kitchen features dektion countertops, oversized upper cabinets and plenty of lower pot drawers. Gas stove, fridge with water dispenser, and OTR microwave are all less than 2 years old. Cozy family room has gas fireplace and opens up onto the south facing covered deck with sun shades. Lower deck has been extended if you want to soak up the sun! Primary bedroom now has a huge ensuite/walkin closet with large shower, double sinks and private WC. (Easy to convert this room back to a 3rd main floor bedroom). Second main floor bedroom is used as a home office. Main bathroom was also renovated. Downstairs in the sunshine basement, you will find 2 more bedrooms , 4 piece bathroom and rec room with kitchenette. Perfect for teens looking for their own space to hang out. Other improvements in the last 2 years include central vac, garage door, additional attic insulation, baseboard, casing, doors, lighting...the list goes on!