



**65 Sandstone Ridge Crescent  
Okotoks, Alberta**

**MLS # A2117798**



**\$749,000**

<b>Division:</b>	Sandstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,223 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Low Maintenance Landscape, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in the sought-after community of Sandstone! With over 3,600 SqFt of developed living space, this stunning family home comes with A/C, this gem offers luxury and comfort all in one. Step inside and be greeted by the beautifully refinished hardwood flooring, new carpet, and LVP that flows throughout. The main floor boasts a spacious living room with celestial windows and vaulted ceilings, creating a bright and airy living space. Entertain guests in the open dining area with convenient access to the stunning kitchen. The kitchen has an abundance of classic maple wood cabinetry, mosaic tiled backsplash, granite counters and a huge oversized island finished in stylish dark gray offering plentiful storage and seating. Equipped with brand new stainless steel appliances, gas stove, feature fireplace, and offers access to the oversized balcony with newly installed vinyl. Tucked away and just off the kitchen is the large family room plus access to the private main floor office. This level also features a large laundry room and mudroom for added convenience. The upper level offers a master bedroom with barn door and newly installed en-suite bathroom which features a double vanity with quartz counter, separate shower finished in subway tiles, a free-standing soaker tub perfect for relaxing baths after a hectic day at work. A separate W.C. and walk-in closet completes the Master Suite. There are two additional massive bedrooms on this level &ndash; one offering breathtaking views of the stunning Rockies! A family bathroom plus a small loft area which makes for the perfect spot for snuggling up with a book while taking in those incredible views. The walk-out basement is fully finished and offers even more space for relaxation or entertaining guests. It features another huge bedroom with double walk-in closets (or use one for additional

storage), custom built-in bar within the spacious rec room where you can host movie nights or game nights effortlessly. The 3 piece bathroom comes equipped with heated flooring &ndash; adding an extra touch of luxury to this already amazing home. Enjoy the outdoors in one of the multiple outdoor sitting areas, including a front deck that faces West, the upper balcony or the lower patio which you can access off of the lower rec area. Excellent location close to walking paths, all the new amenities at D'arcy Crossing, easy access into town, close to school and less than 20 mins to Calgary. **\*\*The sellers are awaiting commencement&nbsp;date for replacement&nbsp;of roof, gutters and repair/replacement of siding\*\***