\$749,900 - 17 Sunset Crescent, Okotoks

MLS® #A2229880

\$749,900

5 Bedroom, 4.00 Bathroom, 1,932 sqft Residential on 0.13 Acres

Suntree Heights, Okotoks, Alberta

Open House Sat/Sun June 14 & 15, 2-4pm If you have been searching for the perfect home in the heart of Suntree, your wait is finally over. This established, family friendly neighborhood is known for its tree lined streets, spacious lots, and custom homes that offer a level of charm and character rarely found in newer communities. This beautifully updated home is set on a landscaped lot and offers over 2,960 square feet of thoughtfully designed living space. Renovated with care and attention to detail. Step into a spacious front entry that opens into a bright and inviting great room where vaulted ceilings create a sense of openness and light. The adjacent kitchen is a standout feature, showcasing two toned cabinetry with solid maple doors and drawers, a built in unit, large granite island, and stainless steel appliances with feature hood. Warm oak hardwood flooring runs throughout the main level. Energy efficiency has been a priority in this home. The windows have been replaced, including triple pane glass in the north facing bedrooms. The roof was replaced in 2016, and the open staircase has been updated with alder stained wood and modern metal railings. The upper living room features a cozy gas fireplace and large windows with access to your upper deck and south facing backyard, complete with a sleek glass railing. The versatile front room provides space for a formal dining area or an additional living space. A functional main floor laundry and mudroom offers convenient access to a







powder room. The main floor office is perfect for working from home or can easily be used as an extra bedroom with closet. Upstairs, the spacious primary bedroom features French doors, a large walk in closet, and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete this level. The walkout lower level offers a self contained living area with a private entrance and concrete walkway. This space includes a second kitchen, second laundry area, a large recreation room with Murphy bed, a fifth bedroom, full bathroom, and a hobby room. Currently operating as an (illegal) suite, this area provides excellent income potential and with support from the Town, could be legalized. It is a smart option for those looking to supplement their mortgage or provide space for extended family. The heated garage includes a convenient man door. Outside, the yard has been lovingly landscaped and maintained over the years. This is a rare opportunity to own a move in ready home in one of the most desirable neighborhoods in Okotoks. Be sure to view the virtual tour and see everything this exceptional property has to offer.

Built in 1992

Essential Information

MLS® # A2229880 Price \$749,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,932
Acres 0.13
Year Built 1992

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 17 Sunset Crescent

Subdivision Suntree Heights

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 1M6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Heated Garage

of Garages 21

Interior

Interior Features Closet Organizers, Granite Counters, Open Floorplan, Separate

Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator,

Washer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Many Trees, Rectangular Lot

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025

Days on Market 3
Zoning TN

Listing Details

Listing Office CIR Realty

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