

# \$749,900 - 17 Sunset Crescent, Okotoks

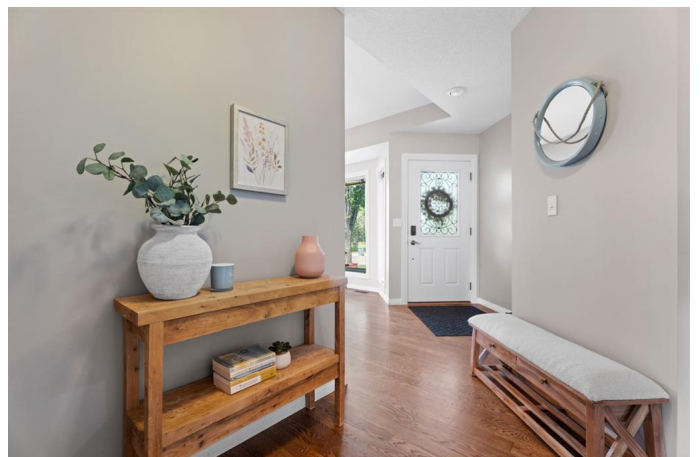
MLS® #A2229880

**\$749,900**

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

Suntree Heights, Okotoks, Alberta

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	5

Zoning                      TN

**Listing Details**

Listing Office              CIR Realty

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