

# \$950,000 - 45 Sunset Crescent, Okotoks

MLS® #A2220729

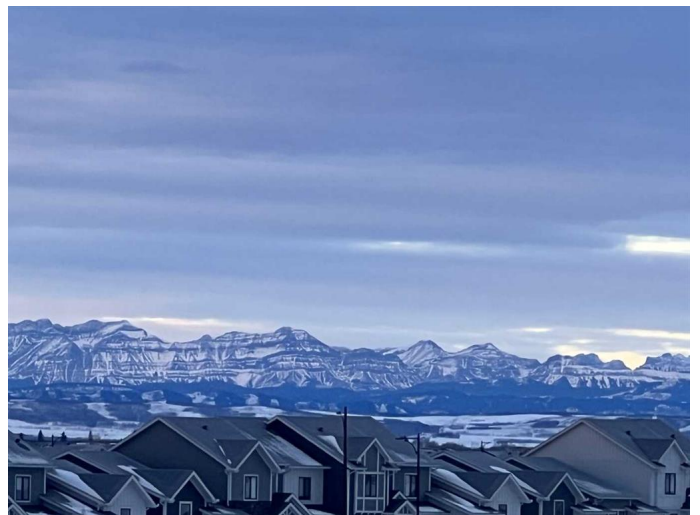
**\$950,000**

6 Bedroom, 5.00 Bathroom, 2,490 sqft

Residential on 0.14 Acres

NONE, Okotoks, Alberta

Discover your dream family home! This best on the street residence boasts over 3,000 sq.ft. of living space!Â This fully renovated home features large windows that flood the space with natural light and offers beautifully finished areas throughout. Itâ€™s ideal for both relaxation and entertainment. On the main floor, enjoy the impressive high ceilings as you enter and an open-concept layout that includes a stylish living room, dining area, and a stunning white kitchen equipped with an oversized island with gas stove, high-end appliances, built-in storage, walk in pantry drawers, and elegant granite countertops. Enjoy a fully functional custom oak mud room with exterior side entrance for your children or easy entrance after gardening.Â Attached Laundry Room as well has a two piece guest washroom. Just off the formal dining room is a gorgeous, West facing three season covered Sunroom to enjoy your late summer evening cup of tea. The upper floor features 2 primary bedrooms BOTH with ensuite baths and walk-in closets, along with two additional bedrooms and a full bathroom. The primary bedroom features a sitting area for reading or enjoying the South facing Rockies and the glorious sunsets before bed. The walk up lower level offers two more bedrooms, another full bathroom, and a large games room. The exterior walk up to the basement is great for that home based business owner, or dayhome or also rental opportunity. This home is packed with custom features, including wayFair master



ensuite bathroom, additional room above the Garage that wasnâ€™t part of the original house, new windows throughout and more! The expansive backyard is perfect for outdoor activities, featuring matured yard with beds and an oversized deck with mountain views! Two sides for optional outdoor seating or in the Sunroom. No neighbours behind for privacy makes this property a remarkable opportunity, located just in the desirable community of Suntree, youâ€™ll be just blocks away from Highway 2A going north to Calgary, schools, parks, recreational centers, and an array of shops and restaurants.

Built in 1992

**Essential Information**

MLS® #	A2220729
Price	\$950,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,490
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	45 Sunset Crescent
Subdivision	NONE
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1P3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Walk-Up To Grade

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	6
Zoning	TN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.