



## 319 Sunset Place Okotoks Alberta

\$649,000

Great Opportunity! This two story home, located on a quiet cul-de-sac in the established community of Suntimee, needs a little TLC to restore it to its full glory but is full of potential! Situated on a massive, hard to find 0.23 acre lot, the property offers a private park like setting with mature apple and cherry trees, maple and spruce trees, a large deck, and a cozy fire pit--perfect for outdoor living. The 9-zone irrigation system helps keep the landscaping vibrant. Inside, the home features 5 bedrooms, 4 bathrooms, and a spacious kitchen with a center island, ideal for family gatherings and entertaining. The breakfast nook opens onto the large deck, while the formal dining room provides a space for more intimate meals. The basement includes in-floor heating for year round comfort, a cozy fireplace and large recreation area. Central air conditioning ensures you stay cool during the summer months. The backyard is a true retreat with a large shed for storage, and the home is located less than a 5 minute walk from a local elementary school. While some updates and improvements are needed, this home has solid bones and endless possibilities for creating your dream space in one of Okotoks' most desirable neighborhoods. (id:6769)

Recreational, Games room 14.83 Ft x 13.00 Ft

Media 12.08 Ft x 15.50 Ft

3pc Bathroom 11.17 Ft x 5.50 Ft

Other 13.75 Ft x 9.42 Ft

Bedroom 15.42 Ft x 11.92 Ft

1pc Bathroom 3.00 Ft x 6.67 Ft

Other 14.83 Ft x 6.08 Ft

Other 10.83 Ft x 10.17 Ft

Living room 12.42 Ft x 17.92 Ft

Dining room 11.08 Ft x 12.50 Ft

Bedroom 9.75 Ft x 12.58 Ft

4pc Bathroom 6.92 Ft x 7.58 Ft

Bedroom 9.08 Ft x 10.50 Ft

Primary Bedroom 11.33 Ft x 14.92 Ft

5pc Bathroom 10.00 Ft x 9.33 Ft

Other 7.67 Ft x 8.08 Ft

Bedroom 10.58 Ft x 10.17 Ft

Bonus Room 20.92 Ft x 11.92 Ft

Listing Presented By:



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