



195 Sandstone Drive Okotoks Alberta

\$649,777

This FREEHOLD SEMI-DETACHED VILLA WITH DOUBLE ATTACHED GARAGE located in Sandstone/Okotoks offers the perfect blend of spacious bungalow living and modern upgrades. Situated conveniently close to parks, pathways, shopping, and major roads, this rare FULLY FINISHED villa provides a lifestyle of convenience and accessibility, without giving up yard space and outdoor privacy. The main floor features two generously sized bedrooms, including a primary bedroom with its own ensuite bathroom including a jet tub to unwind, along with an additional 4-piece bath and convenient main floor laundry. The spacious great room and adjacent dining room show off pristine hardwood floors. The stylish kitchen is equipped with ample cabinets and counter space. The lower level, a walkout design, adds versatility with another large bedroom, a substantial great room featuring a gas fireplace, and an additional 4-piece bathroom. Patio doors lead to the lower area, ideal for a hot tub or outdoor relaxation space. The double garage boasts an epoxy floor, 220 power for tools or electric cars, and is fully heated enhancing functionality. OTHER UPGRADES that separate this home from the other villas include: additional windows and a bay window added to the original builder plan; new energy efficient triple pane windows across the whole south side; fresh paint; tile floors in the bathrooms; built-ins in the basement and full fireplace surround; newer appliances; new lighting and plumbing fixtures; new designer blinds; trex decking; and allergen-reducing low-pile carpeting. Don't miss the opportunity to see the investments made to meticulously maintain this home! (id:6769)

- 4pc Bathroom 7.67 Ft x 8.33 Ft
- Bedroom 10.33 Ft x 14.08 Ft
- Great room 28.17 Ft x 17.33 Ft
- Furnace 18.50 Ft x 17.83 Ft
- 3pc Bathroom 8.00 Ft x 7.58 Ft
- 4pc Bathroom 8.00 Ft x 5.17 Ft

- Bedroom 12.58 Ft x 9.92 Ft
- Breakfast 9.42 Ft x 9.92 Ft
- Kitchen 8.00 Ft x 9.92 Ft
- Living room 15.75 Ft x 12.58 Ft
- Primary Bedroom 11.33 Ft x 15.42 Ft

Listing Presented By:



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