

**12 Suntree Lane**  
**Okotoks, Alberta**

**MLS # A2253886**



**\$749,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Side By Side		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Step inside to discover a beautifully updated home where style meets function. The open-concept main floor is perfect for entertaining, with a modern kitchen featuring custom cabinets, a spacious island, sleek appliances, and updated lighting. Upstairs offers 3 good size bedrooms, full main bathroom and a 3pc ensuite that have been completely updated with contemporary finishes. Lower level consists of a large family room with wood burning fire place and a flex room, more than enough storage under the main level. While new windows, doors, and knock-down ceilings bring a fresh, modern feel throughout. Enjoy durable tile and plush carpet underlay, a thoughtfully developed laundry room with newer washer & dryer, and peace of mind with major upgrades already done &mdash; including roof and siding (2015), hot water tank, electrical panel, and new exterior doors (2021). Outside, a composite deck (19x22) extends your living space for summer evenings and backyard gatherings. Backing onto one of the best green spaces in Okotoks.