

# \$849,900 - 308 Suntree Place, Okotoks

MLS® #A2216839

**\$849,900**

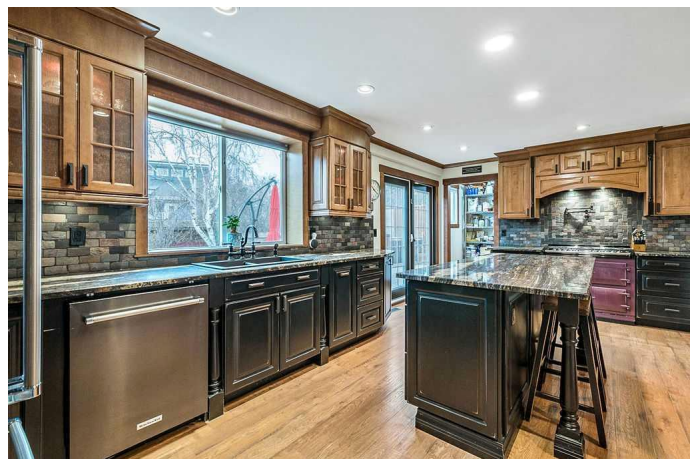
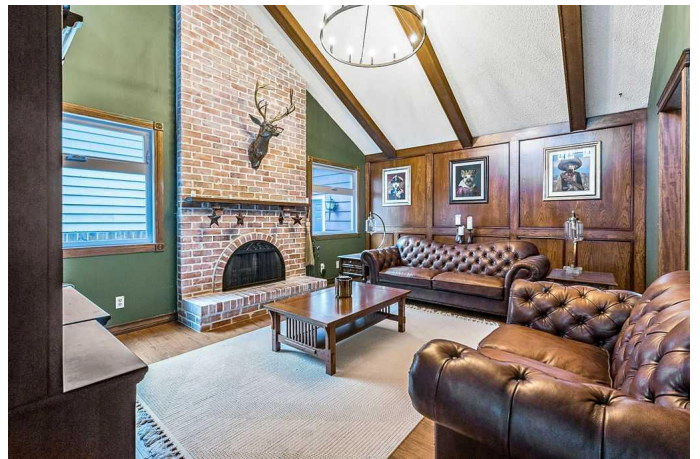
4 Bedroom, 3.00 Bathroom, 2,077 sqft

Residential on 0.18 Acres

Suntree Heights, Okotoks, Alberta

Welcome to Suntree, an exclusive mature area of Okotoks that is highly desirable due to its character homes, large lots, mature trees, plus friendly and safe neighbourhood. This is a home you need to come and see in person! Tons of upgrades and renovations over the years make 308 Suntree Place a true gem. Pride of ownership really shows. The fancy new fridge, dishwasher, microwave and beverage centre are all recent additions in the past 2 years. The kitchen is a chefs dream and great for entertaining. The great room on the main floor is truly a marvel and calm place to relax, with it's vaulted ceiling, wood fireplace, and warm solid wood finishing. Upstairs you will find 3 wonderfully appointed bedrooms and a 4 pc sumptuous bathroom plus a den area that overlooks the great room below. The current owners created and love the lower level owners suite as it is super quiet, has it's own fireplace, TV sitting room, gym, walk in closet, laundry, and ensuite bath with a walk in shower. Lots of options to either have the Primary Bedroom upstairs with it's own ensuite bathroom or downstairs as it is currently set up. A brand new garage heater was added this year for the man cave. AC was added for those hot summer nights. This home is move in ready. Book your showing today to truly appreciate this homes exquisite timeless charm.

Built in 1978



## Essential Information

MLS® #	A2216839
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,077
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	308 Suntree Place
Subdivision	Suntree Heights
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1C2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Master Downstairs
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Built-In Gas Range
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Wood Burning, Great Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	15
Zoning	TN

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.