

246 Sandstone Drive  
Okotoks, Alberta

MLS # A2223798



**\$819,000**

<b>Division:</b>	Sandstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,369 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	TN
<b>Utilities:</b>	-

**Inclusions:** none

OPEN HOUSE THIS SUNDAY MAY 25th! From 230-430! Welcome to your dream home in the peaceful and sought-after community of Mountainview. This beautifully designed residence perfectly blends elegance, comfort, and space—ideal for families looking for both privacy and convenience. Step inside to an open-concept layout filled with natural light and thoughtful details. The main floor features a flexible front room that’s perfect as a home office or playroom, along with a spacious mudroom complete with built-in storage. The kitchen is truly the heart of the home, boasting granite countertops, stainless steel appliances, a large island, and ample cabinetry. A walk-through pantry connects directly to the kitchen, making everyday organization effortless. With 9-foot ceilings and a mix of hardwood and tile flooring, the main level feels open and upscale. Upstairs, you’ll find a large bonus room—perfect for movie nights or a play area—and a convenient second-floor laundry. The fully finished basement is a standout feature, designed for both relaxation and entertaining. It includes a comfortable living space with a wet bar, a fourth bedroom, and a modern 3-piece bathroom—ideal for guests or extended family. Step outside and fall in love with the backyard—truly one of this home’s best features. Set on a deep 135’ lot, the professionally landscaped yard offers incredible space to relax and entertain. Enjoy summer evenings on the massive deck, surrounded by a lush garden with carefully designed landscaping. Whether you’re hosting friends, planting a garden, or dreaming of a pool or play area, this backyard is your private oasis. Built with energy efficiency in mind, this certified green home features smartboard siding, stylish stone accents, and a front walkway and driveway finished

with exposed aggregate. Mountainview is known for its quiet, friendly vibe while keeping you close to everything—top-rated schools, shopping, golf courses, and outdoor recreation are all just minutes away. This isn't just a house—it's a lifestyle waiting for you to enjoy. Don't miss your chance to own this incredible home with one of the best backyards in the neighborhood!