

# \$819,000 - 246 Sandstone Drive, Okotoks

MLS® #A2223798

**\$819,000**

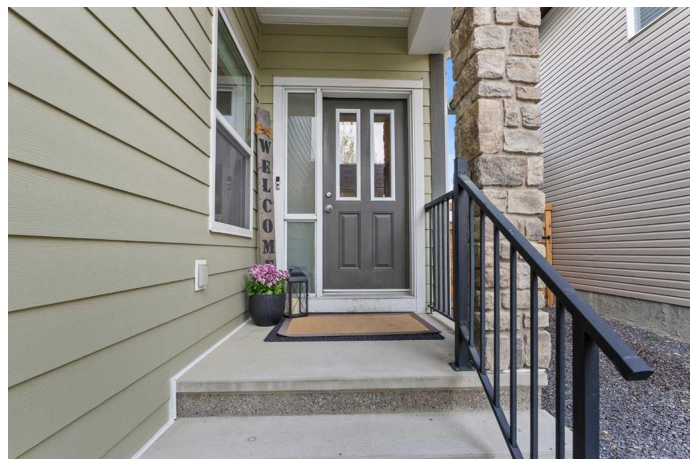
4 Bedroom, 4.00 Bathroom, 2,369 sqft

Residential on 0.12 Acres

Sandstone, Okotoks, Alberta

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!

Built in 2013

**Essential Information**

MLS® #	A2223798
Price	\$819,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,369
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	246 Sandstone Drive
Subdivision	Sandstone
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 0L8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	TN

### Listing Details

Listing Office	CIR Realty
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