

**27 Suntree LN**



**Class:** Detached  
**Type:** Detached  
**Style:** Bungalow  
**Year Built:** 1977  
**LINC #:** [0014669147](#)  
**Legal Plan:** 7610710 **Blk:** 38 **Lot:** 16  
**Area:** Okotoks  
**Nearest Town:**  
**Community:** Suntree Heights OKSTR  
**Postal Code:** T1S 1B9  
**Condo Type:** Not a Condo  
**Possession:** 30/Negotiable

**Land Use:** R1 **New Hm:** **Tax Amt/ Yr:** \$3,141/2019  
**Title to Land:** Fee Simple **Local Imp Amt:**  
**Conform Rpt:** 2019/Real Property Report With Compliance **HOA:** No  
**Restrictions:** Restrictive Covenant-Building Design/Size, **Condo Fee:**  
 Utility Right Of Way

Beautifully maintained & very upgraded bungalow in ever popular Suntree. Superb setting, right opposite Suntree park, adjacent to the walking path system with its border of mature evergreen trees & no neighbour behind. Totally private! Many recent years updates including Birch hardwood flooring, shingles, many triple glazed windows, garage door & opener, deck, rear fence & more! Great floor plan with sunken living room with feature wood burning fireplace, spacious dining room, large kitchen with plenty of storage space & nearly new refrigerator & sunny breakfast nook with heated marble flooring. Large master bedroom with classy 4 pc en-suite. Bedrooms 2 & 3 share the 4 pc family bathroom. The basement offers a large family room, a den, recreation & play rooms, a laundry room, a 3 pc bathroom & a large 4th bedroom. Heated garage. Fabulous deck overlooks the SW facing pie shaped rear yard. Walkable to schools, shops & the recreation centre! North side location for easy commuting! COMEVIEW THE 3D TOUR NOW!

**Rooms & Measurements**

Room Type	Dim/ M	Dim/ Ft	Level	Room Type	Dim/ M	Dim/ Ft	Level	Bedrooms A/ T: 3/4	Rms Abv: 7	F/ H	Baths: 3/0
Living Rm	4.7X4.1	15'5"X13'7"	M	Dining Rm	3.2X2.7	10'6"X8'9"	M				
Kitchen	4.1X3.2	13'7"X10'6"	M	Bkfst Nook	2.9X2.3	9'7"X7'8"	M	<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>
Mstr Bed	3.7X3.2	12'3"X10'5"	M	Bedroom	3.0X2.7	9'9"X8'11"	M	<b>EnSt Bth:</b>	0	1	1
Bedroom	3.0X2.7	9'9"X8'11"	M	Bedroom	4.0X2.9	13'0"X9'6"	B	<b>Level</b>			
Family Rm	5.7X3.7	18'7"X12'3"	B	Den	2.0X1.9	6'6"X6'2"	B	<b>Main:</b>	<b>Mtr2:</b>		<b>Sq Ft</b>
Rec Rm	3.9X3.3	12'11"X10'10"	B	Play Rm	4.7X3.8	15'6"X12'7"	B	<b>Upper:</b>	124.95		1,345
Laundry	3.3X2.1	10'10"X6'10"	B					<b>Above Grade:</b>			
								<b>Lower:</b>			
								<b>Below Grade:</b>	91.51		985
								<b>Total A.G.</b>	124.95		1,345

**Property Information**

**Basement:** Full-Fully Finished  
**Suite:** Suite - None  
**Construction:** Wood Frame  
**Foundation:** Concrete  
**Exterior:** Brick, Cedar  
**Roof Type:** Asphalt Shingles  
**Front Exp:** Northeast  
**Garage Dim:** 20'0" x 21'11"  
**Parking:** 4/Double Garage Attached, Insulated, Heated  
**Features:** Deck, Low Flow/Dual Flush Toilets, No Animal Home, Programmable Thermostat, Windows - Vinyl, Windows - Wood  
**Site Influences:** Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Schools, Shopping Nearby, Treed Lot, View  
**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum System(s), Washer, Window Coverings-All  
**Goods Excluded:** Contact listing agent for full list of included and excluded items.  
**HOA Fee Incl:**

**Heating:** Forced Air-1  
**Fin FP/Rgh-In:** 1  
**Lot Shape:** Pie Shaped  
**Lot Sq M:** 629.90 m2  
**Frntg X Depth:** 14.53x35.1  
**Flooring:** Carpet, Ceramic Tile, Hardwood, Laminate Flooring, Marble

**Fuel:** Natural Gas  
**Fuel:** Wood Only

**Agent & Office Information**

**List Firm:** RE/MAX IREALTY INNOVATIONS  
**Ownership:** Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).