



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**254 MOUNTAINVIEW Drive, Okotoks T1S0N1**

MLS® #: **A2140344**      Area: **Mountainview**      Listing Date: **06/20/24**      List Price: **\$849,990**  
 Status: **Pending**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2014**      Abv Sqft: **2,473**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,944 sqft**      Ttl Sqft: **2,473**  
 Lot Shape:

DOM

**10**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level,Standard Shaped Lot**  
 Park Feat: **Double Garage Attached,Garage Door Opener,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`0" x 10`1"	2pc Bathroom	Main	4`7" x 5`10"
Foyer	Main	10`0" x 9`8"	Kitchen	Main	11`2" x 12`0"
Living Room	Main	13`10" x 14`0"	Mud Room	Main	5`11" x 8`9"
Office	Main	9`6" x 11`5"	Pantry	Main	10`11" x 4`3"
5pc Bathroom	Second	6`7" x 11`5"	Bedroom	Second	10`1" x 9`10"
Bedroom	Second	10`0" x 12`5"	Bedroom	Second	10`0" x 9`9"

**Bonus Room**  
**5pc Ensuite bath**  
**3pc Ensuite bath**  
**Bedroom**

**Second**  
**Second**  
**Basement**  
**Basement**

**19`0" x 15`7"**  
**11`8" x 9`1"**  
**5`0" x 8`1"**  
**11`9" x 15`0"**

**Laundry**  
**Bedroom - Primary**  
**Exercise Room**  
**Media Room**

Legal/Tax/Financial

**Second**  
**Second**  
**Basement**  
**Basement**

**6`3" x 6`2"**  
**13`1" x 13`4"**  
**10`11" x 23`11"**  
**11`5" x 13`3"**

Title:  
**Fee Simple**  
Legal Desc:

**1312575**

Zoning:  
**TN**

Remarks

Pub Rmks:

**You can feel the quality as soon as you walk through this Sterling built home. Upon entry you will walk past the main floor office and into your huge kitchen with an oversized island, gas stove and generous walk through pantry. Off there you have your dining and living space. Main floor has nice 9ft ceilings making it feel open and spacious. Upstairs you will find 3 bedrooms plus a large primary bedroom, making that 4 up. The bathroom for the 3 bedrooms has 2 sinks! You will also find a large laundry room and an oversized bonus room, perfect for a kids play room or a space to relax. The primary has a large ensuite with a tub, a separate shower and walk in closet. Downstairs is the dream. A 5th bedroom and ensuite equipped with a beautiful steam shower, a perfect space to host visitors. There's also a home gym with mirrors, floor mats and a full functional body system that is staying! But there's more, follow through the gym into your very own soundproofed theatre room, with speakers, amp and blu ray player ready to go. The backyard has been nicely landscaped with a pergola and lots of yard for the kids. Across the street you will find a park, and the Okotoks walking path system just 1 and 2 blocks away that share the expanse of the mountains and overlook Laudan Park. New carpets, paint throughout and basement development done in 2022. There is also a temporary structure found in the garage that could become your own at home business with the opportunity to continue using it for dog grooming, or change it up into a hair studio, esthetician salon or so much more with a heater and hot/cold water supply plus a private side entrance. Garage has tons and tons of extra storage above. Call your favourite realtor to view today.**

Inclusions:  
Property Listed By:

**Theatre sound system with speakers, Functional Trainer in the gym, mirrors in the basement, safe in the upstairs closet, kids play structure outside.**  
**CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















