



THE
A-TEAM

**RE/MAX
FIRST**

122 MOUNT RAE Point, Okotoks T1S 0N9

MLS®#: **A2148859** Area: **Mountainview** Listing Date: **07/17/24** List Price: **\$1,250,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2021** Abv Sqft: **1,813**
Lot Information Low Sqft:
 Lot Sz Ar: **7,851 sqft** Ttl Sqft: **1,813**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Landscaped,Views**
 Park Feat: **Aggregate,Heated Garage,Triple Garage Attached**

DOM

61
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **9**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`8" x 13`6"	Dining Room	Main	11`11" x 11`8"
Living Room	Main	14`6" x 14`5"	Family Room	Lower	28`9" x 20`8"
Office	Lower	13`10" x 10`5"	Bedroom - Primary	Main	14`5" x 14`11"
Bedroom	Main	13`6" x 10`11"	Bedroom	Lower	12`1" x 11`5"
Bedroom	Lower	12`0" x 11`5"	Entrance	Main	11`3" x 6`9"
Mud Room	Main	10`10" x 9`3"	Laundry	Main	10`4" x 6`0"
Pantry	Main	5`11" x 5`10"	Storage	Lower	20`8" x 9`7"

Flex Space
2pc Bathroom
5pc Ensuite bath

Main
Main
Main

12`2" x 6`6"
6`0" x 5`2"
12`2" x 10`3"

Balcony
4pc Bathroom

Main
Lower

26`1" x 11`8"
11`11" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413474

Zoning:
TN

Remarks

Pub Rmks:

Pride of ownership exudes from this gorgeous 4 bed, 2.5 bath "Sterling Built" Executive Bungalow. This home sits on a large Lot backing onto a greenspace with unobstructed Mountain views and comes with a side entry triple car garage. As you step inside the spacious front entrance you will be wowed by the open floorplan offering vaulted ceilings, beautiful LVP flooring and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight featuring upgraded stainless steel appliances, a 5 burner gas cook-top, quartz counters, custom white cabinets, a butler's pantry with sink plus a huge center island that overlooks the separate dining area and spacious living room with a floor to ceiling tiled gas fireplace. The master bedroom offers a large walk-in closet plus a 5pc ensuite with dual vanities, a deep soaker tub and separate shower. Completing the main level is a 2nd bedroom, 2pc bath plus a large mudroom/laundry area that grants access to the heated triple attached garage. The basement is fully finished offering 2 additional bedrooms both with walk in closets, a good sized office, 4pc bath and a massive family room, rec/wet bar area and plenty of extra storage space. Additional bonuses include a huge aggregate driveway, stone and Hardie Board exterior plus a massive SW facing deck with beautiful Mountain views. The huge Lot is fully landscaped with a fenced backyard. Located close to schools, parks, shopping and easy access to main roadways. This property has to many upgrades to mention and is a must see. Shows a 10 out of 10 !!

Inclusions:
Property Listed By:

None
2% Realty

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