



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 MOUNT RAE Heights, Okotoks T1S 0M6**

MLS® #: **A2156562**      Area: **Mountainview**      Listing Date: **08/09/24**      List Price: **\$969,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **7,856 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Many Trees**  
 Park Feat: **Off Street,Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,788**  
 Low Sqft:  
 Ttl Sqft: **2,788**

DOM

**40**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmnt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room        | Level | Dimensions     | Room              | Level | Dimensions     |
|-------------|-------|----------------|-------------------|-------|----------------|
| Entrance    | Main  | 7`5" x 8`7"    | Office            | Main  | 9`10" x 11`4"  |
| Mud Room    | Main  | 7`5" x 8`4"    | Living Room       | Main  | 14`10" x 18`4" |
| Dining Room | Main  | 10`10" x 12`0" | Kitchen           | Main  | 11`9" x 13`8"  |
| Pantry      | Main  | 6`4" x 7`5"    | Bedroom - Primary | Upper | 15`0" x 16`6"  |
| Bedroom     | Upper | 11`10" x 14`9" | Bedroom           | Upper | 9`9" x 13`2"   |

**Bonus Room**  
**2pc Bathroom**  
**5pc Ensuite bath**

**Upper**  
**Main**  
**Upper**

**16`0" x 16`5"**  
**5`0" x 5`0"**  
**11`5" x 12`2"**

**Laundry**  
**5pc Ensuite bath**

**Upper**  
**Upper**

**12`1" x 6`0"**  
**8`0" x 8`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1412382**

Zoning:  
**TN**

Remarks

Pub Rmks:

**Welcome to this most remarkable extremely IMMACULATE 2 story with oversize triple attached garage, 3 oversize bedrooms, 3 baths in one of Okotoks top communities! You immediately feel the calmness that featured throughout this property starting with the meticulous landscaping that flows from front to back to the relaxed dog sitting on the oversize entrance pulls you into a seamless open flow concept offering high ceilings, bright front office/den with glass double doors. A timeless white gourmet kitchen offering endless high-end cabinets, storage, walkthrough butler pantry and an abundance of preparation space, polished stainless steel appliances, oversize island with quartz countertop, wine fridge, and seating perfect for hosting. The living room offers bigger than life windows for natural light, gas fireplace and beautiful warm engineer hardwood flooring. With access from the dining room, enjoy your private relaxing back deck and yard surrounded by trees make this a blissful retreat from the hustle and bustle of life. The upper level also provides breezy and calmness with a spacious bonus room with vaulted ceiling, 2 oversize bedrooms with both walk-in closets, 5-piece bath with double vanities, and soundproof laundry room. The primary bedroom offers walk in closet and a beautiful 5-piece ensuite also with double vanities. The basement provides 1206 sq. ft. of potential additional sq. ft. when you're ready for more space. You'll appreciate all the extra detail and thought that went into building this "home"; it truly is "home" within close proximity to parks, shopping, bike/walking paths to all be enjoyed! Welcome to 34 Mount Rae Heights!**

Inclusions:  
Property Listed By:

**none**  
**Royal LePage Solutions**

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