

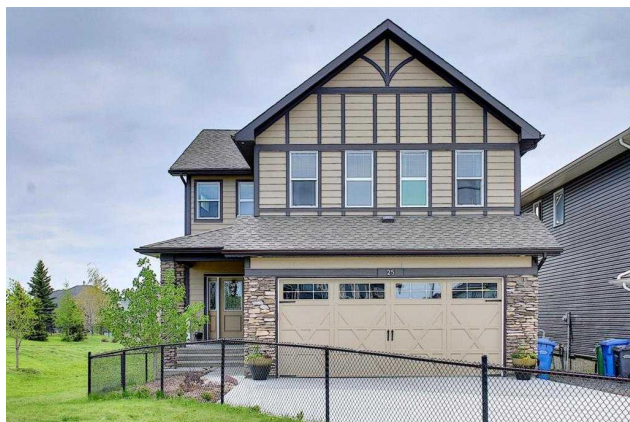


THE
A-TEAM

**RE/MAX
FIRST**

25 STORM MOUNTAIN Place, Okotoks T1S 0L6

MLS@#: **A2159919** Area: **Mountainview** Listing Date: **08/22/24** List Price: **\$950,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **5,771 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Greenbelt,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Finished Floor Area
 Abv Sqft: **2,731**
 Low Sqft:
 Ttl Sqft: **2,731**

DOM

27
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt** Construction: **Composite Siding,Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Fire Pit** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Vaulted Ceiling(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	16`6" x 14`10"	Dining Room	Main	12`5" x 10`0"
Kitchen	Main	12`5" x 13`8"	Office	Main	11`4" x 9`10"
Bedroom - Primary	Second	16`6" x 15`0"	Bedroom	Second	10`10" x 13`11"
Bedroom	Second	12`0" x 9`7"	Bedroom	Second	11`0" x 13`8"
Bonus Room	Second	16`8" x 14`7"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	5pc Bathroom	Second	0`0" x 0`0"

Bedroom	Lower	11`8" x 15`1"	Kitchenette	Lower	9`10" x 8`6"
Media Room	Lower	27`6" x 15`3"	3pc Bathroom	Lower	0`0" x 0`0"
Storage	Lower	11`10" x 13`2"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1210472**

Zoning:
R1N

Remarks

Pub Rmks: **OPEN HOUSE SAT/SUN SEP 14th/15th 1-4pm Ideally situated in one of Okotoks top communities of Mountainview, this is an exceptional home. A large foyer leading to a den/office welcomes you into this open concept, five bedroom home. The spacious kitchen features premium cabinets, a French door that leads to the walk through pantry, stainless steel appliances, granite countertops, a large island and an adjacent eating nook with French door leading to the deck. Great room has plenty of natural light from SW exposure, conveniently located powder room and mud room completes the main level of this home. Upstairs the primary bedroom offers a large 5 piece ensuite, walk-in closet and a private 10 x 16 balcony with Mountain Views. Also upstairs are three additional large bedrooms, a jack and jill style bathroom, a spacious bonus room with 5.1 surround sound speaker system and a laundry room with a window, safe and sound insulation. The basement is fully developed and features premium durable Karndean flooring, wet bar with stone surround and a sink, pull out faucet, granite counters, premium cabinetry, built-in ice maker, bar fridge and a wine fridge. The family room offers an electric fireplace, a Panasonic 3D projector, 106" electric drop down screen and an extensive sound system. The additional bedroom has two circuits built-in and can be used for multiple exercise machines or used as a home office. The basement also offers a full bathroom with a rain shower and tile flooring. Safe and sound insulation between the basement and main level to reduce noise transfer and fire retardant walls in the living room and bedroom. The quiet corner lot home offers plenty of mountain and city views, sides onto green space for privacy, and a larger back yard than most in the area. Enjoy outdoor living on one of the two decks, natural gas BBQ hookup, separate stone fire pit area with built-in flower boxes for extra privacy and wind protection, underground sprinkler system in the back, outdoor speakers, hot & cold water taps and a storage shed built-in under the deck. The heated garage offer 8 foot doors and side mounted premium quieter door opener. Indulge in living in this quiet community with great access to all amenities, nearby walking paths and parks.**

Inclusions:
 Property Listed By: **shed, projector and screen
 CIR Realty**

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













25 Storm Mountain Place, Okotoks, AB

Main Floor Exterior Area 1177.50 sq ft
Interior Area 1511.60 sq ft
Excluded Area 555.42 sq ft



0 5 10

PREPARED: 2024/08/21

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

25 Storm Mountain Place, Okotoks, AB

2nd Floor Exterior Area 1064.30 sq ft
Interior Area 1487.28 sq ft



0 5 10

PREPARED: 2024/08/21

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

25 Storm Mountain Place, Okotoks, AB

Basement (Below Grade) Exterior Area 1077.87 sq ft
Interior Area 1100.79 sq ft



PREPARED: 20240821



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.