



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 MOUNT RAE Heights, Okotoks T1S 0P1**

MLS®#: **A2160872**      Area: **Mountainview**      Listing Date: **09/03/24**      List Price: **\$729,999**  
 Status: **Active**      County: **Foothills County**      Change: **-\$9k, 16-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2016**      Abv Sqft: **2,027**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,370 sqft**      Ttl Sqft: **2,027**  
 Lot Shape:

DOM

**15**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden**

Construction: **Vinyl Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **No Animal Home,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room           | Level | Dimensions     |
|-------------------|-------|---------------|----------------|-------|----------------|
| Entrance          | Main  | 6`0" x 5`5"   | Living Room    | Main  | 17`6" x 13`5"  |
| Dining Room       | Main  | 9`5" x 11`7"  | Kitchen        | Main  | 8`8" x 11`11"  |
| 2pc Bathroom      | Main  | 6`9" x 2`9"   | Mud Room       | Main  | 3`2" x 8`11"   |
| Bedroom - Primary | Upper | 12`8" x 12`8" | Walk-In Closet | Upper | 4`10" x 7`10"  |
| 4pc Ensuite bath  | Upper | 9`3" x 8`3"   | Bedroom        | Upper | 10`5" x 11`11" |
| Walk-In Closet    | Upper | 4`11" x 3`9"  | Bedroom        | Upper | 10`5" x 12`5"  |
| Walk-In Closet    | Upper | 3`7" x 5`8"   | Laundry        | Upper | 5`5" x 8`5"    |

Office  
Storage  
Game Room  
4pc Bathroom

Upper  
Basement  
Basement  
Upper

4`11" x 4`11"  
5`4" x 4`1"  
11`1" x 23`5"  
4`11" x 8`5"

Bonus Room  
4pc Bathroom  
Furnace/Utility Room

Upper  
Basement  
Basement

13`8" x 18`11"  
9`0" x 5`3"  
16`1" x 10`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1413474

Zoning:  
TN

Remarks

Pub Rmks:

Welcome to this exquisite home nestled in the highly sought-after Mountainview subdivision of Okotoks, just steps away from Darcy Golf Club. This prime location offers quick and easy access to Deerfoot, ensuring convenience and connectivity. Built by Excel Homes, this residence exemplifies thoughtful design and customization to cater to every need and offers over 2600 SQFT of FINISHED LIVING SPACE. The upgraded kitchen is a culinary masterpiece, featuring top-of-the-line SAMSUNG STAINLESS STEEL appliances, stunning granite countertops, and an open-concept layout that is perfect for entertaining guests. There is also an option to have a gas or electric stove. The expansive family room with a custom bamboo ACCENT WALL invites relaxation, while the generously sized bedrooms each boast WALK-IN closets in each room, providing ample STORAGE space. The master bedroom is a true retreat, complete with a luxurious 4-PIECE ENSUITE. An additional 4-PIECE BATHROOM is conveniently located on the first floor. Over the years, this home has been meticulously maintained, with most walls adorned in elegant and expensive wallpaper that add a unique charm and sophistication. The large naturally lit BONUS room provides a great space for relaxation or entertainment and a nook which can act as an OFFICE. The fully FINISHED BASEMENT is a highlight, offering a 4-piece bathroom adorned with custom ITALIAN TILE, a mini cabinet with a wine refrigerator, and the potential to add a sink. The space is versatile, easily accommodating a fourth bedroom or serving as a multi-functional area with a foldable bed, shelving, and a fold-out computer desk, as shown in the pictures. Step outside to the LARGE DECK and PERGOLA, perfect for outdoor gatherings and enjoying the serene surroundings. The backyard is a gardener's delight, FULLY LANDSCAPED, fenced, and meticulously maintained, providing a private oasis. The property also comes with a hardwired HD SECURITY CAMERA system which provides added peace of mind. This property presents an excellent opportunity to own a beautiful home in a well-deserved community. Every detail has been thoughtfully considered to offer a blend of elegance, comfort, and functionality. A short drive with limited traffic to Calgary and other amenities makes it a desirable location. Don't miss the chance to make this extraordinary home your own.

Inclusions:  
Property Listed By:

N/A  
2% Realty

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







