



THE
A-TEAM

**RE/MAX
FIRST**

101 MIST MOUNTAIN Rise, Okotoks T1S 5P6

MLS® #: **A2163565**

Area: **Mountainview**

Listing Date: **09/19/24**

List Price: **\$924,900**

Status: **Active**

County: **Foothills County**

Change: **-\$10k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2019**
Lot Information
Lot Sz Ar: **5,040 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,410**
Low Sqft:
Ttl Sqft: **2,410**

DOM

62
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,No Animal Home,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`9" x 13`10"	Dining Room	Main	10`8" x 10`6"
Living Room	Main	16`6" x 12`8"	Foyer	Main	8`9" x 7`3"
Bonus Room	Upper	17`9" x 12`10"	Game Room	Basement	26`11" x 17`4"
Bedroom - Primary	Upper	13`2" x 13`1"	Bedroom	Upper	11`3" x 10`3"
Bedroom	Upper	10`11" x 10`11"	Bedroom	Upper	12`0" x 11`10"

2pc Bathroom
 5pc Ensuite bath
 Laundry
 Furnace/Utility Room
 Bedroom

Main
 Upper
 Upper
 Basement
 Basement

4`11" x 4`11"
 13`1" x 7`0"
 8`9" x 6`2"
 9`3" x 8`9"
 14`5" x 8`2"

4pc Bathroom
 4pc Bathroom
 Storage
 Mud Room

Main
 Basement
 Basement
 Main

10`11" x 6`3"
 7`10" x 4`11"
 12`3" x 5`7"
 11`2" x 6`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1712382**

Zoning: **TN**

Remarks

Pub Rmks: **First time on market! Check out this gorgeous two storey, custom-designed home with a full walkout backing on to the Ridge in Mountainview, offering stunning views of Okotoks, parks and pathways. Watch the fireworks from the rear deck of this beautifully crafted home featuring custom cabinetry and built-ins throughout. The open concept layout showcases a chef's kitchen with upgraded appliances, a spacious island with quartz countertops, a touchdown office space, and a large, walk-in pantry. The dining room and living room are bathed in natural light from large windows, complemented by a beautiful fireplace and custom cabinetry, perfect for entertaining. Upstairs, the primary suite boasts a luxurious spa-like en suite and a large walk-in closet with custom CALIFORNIA CLOSETS built-ins. The bonus room, with two large skylights offers a relaxing retreat. The basement has a full walkout and was created with a MIL suite design, with 9' ceilings, a large wet bar, a lovely living space, and a spacious bedroom. The back yard has been professionally landscaped and leads directly to the pathways great for walking into town or to the beautiful, natural ponds with gorgeous mountain views. The two-car garage with additional TANDEM PARKING provides room for a third car or workshop! Kinetico Water Filtration System. Don't miss the chance to view this exceptional property - schedule your showing with your favorite realtor today.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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









