



THE
A-TEAM

**RE/MAX
FIRST**

101 MIST MOUNTAIN Rise, Okotoks T1S 5P6

MLS®#: **A2163565**

Area: **Mountainview**

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

List Price: **\$949,900**

Status: **Active**

County: **Foothills County**

Change: **None**

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:

Access:

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

DOM

9

Layout

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

Parking

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

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
Kitchen	Main	14`9" x 13`10"
Living Room	Main	16`6" x 12`8"
Bonus Room	Upper	17`9" x 12`10"
Bedroom - Primary	Upper	13`2" x 13`1"
Bedroom	Upper	10`11" x 10`11"
2pc Bathroom	Main	4`11" x 4`11"
5pc Ensuite bath	Upper	13`1" x 7`0"

Room	Level	Dimensions
Dining Room	Main	10`8" x 10`6"
Foyer	Main	8`9" x 7`3"
Game Room	Basement	26`11" x 17`4"
Bedroom	Upper	11`3" x 10`3"
Bedroom	Upper	12`0" x 11`10"
4pc Bathroom	Main	10`11" x 6`3"
4pc Bathroom	Basement	7`10" x 4`11"

Laundry
Furnace/Utility Room
Bedroom

Upper
Basement
Basement

8`9" x 6`2"
9`3" x 8`9"
14`5" x 8`2"

Storage
Mud Room

Basement
Main

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1712382

Remarks

Pub Rmks: **Introducing this stunning 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! Kinetic Water Filtration System. Don't miss the chance to view this exceptional property - schedule your showing with your favorite realtor today.**

Inclusions:
Property Listed By:

N/A
CIR Realty

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









