



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 STORM MOUNTAIN Place, Okotoks T1S 0L6**

MLS®#: **A2164291**      Area: **Mountainview**      Listing Date: **10/02/24**      List Price: **\$827,000**  
 Status: **Active**      County: **Foothills County**      Change: **-\$13k, 01-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,662 sqft**  
 Lot Shape: **11.655 Front, 11.674 Back, 45.062 Side, 45.346 Side - Reference Grade Lot Plan Dated October 13, 2013**

Finished Floor Area

Abv Sqft: **2,577**  
 Low Sqft:  
 Ttl Sqft: **2,577**

DOM

**49**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Interior Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Veneer,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`9" x 4`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 9`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>14`4" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 13`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`10" x 11`2"</b>
<b>Office</b>	<b>Main</b>	<b>14`6" x 14`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`10" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`6" x 11`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 10`3"</b>

Bedroom  
Laundry  
Walk-In Closet

Second  
Second  
Second

11`6" x 9`11"  
5`7" x 9`10"  
5`8" x 10`10"

Family Room  
Bedroom - Primary

Second  
Second

19`10" x 15`0"  
16`11" x 17`5"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1210472

Zoning:  
TN

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY NOVEMBER THE 23RD 12PM-3PM. STOP BY TO SAY HELLO. STOP SCROLLING.....You found it! The perfect family home located in a quiet cul-de-sac, where you can finally relax without worrying about cars racing down the street. Picture this: you're teaching your little girl to ride her bike for the first time, or catching your breath after the ultimate game of street hockey with your son and all the neighborhood kids on a crisp fall afternoon. These dreams can come true right here in Mountain View, Okotoks! This property features a spacious bonus room ideal for family movie nights and a generous primary bedroom with a luxurious 5-piece ensuite. The thoughtfully placed laundry room is conveniently located next to the primary walk-in closet. The kitchen is a chef's dream, comprised of an oversized island, a gas cooktop, a wall oven, timeless painted cabinets, and a built-in wine rack and beverage center. With the dining room adjacent, this home is perfect for entertaining! A main floor living room and office are separated by a cozy feel, see-through gas fireplace crafted with custom rock and millwork. Step outside to the expansive backyard, where you'll find ample space to kick a ball, host birthday parties, or simply unwind. The unfinished basement features extra windows and higher ceilings to make it feel airy and bright, offering endless customization possibilities. Enjoy nearby pathways at the end of the cul-de-sac, a fantastic fun-filled playground, and D'Arcy Ranch Golf Course just an easy trek up the road. Don't miss out on this exceptional home and the cherished memories waiting to be made!**

Inclusions:  
Property Listed By:

N/A  
Real Broker

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









