



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 MOUNT RAE Terrace, Okotoks T1S 0M6**

MLS®#: **A2174592**      Area: **Mountainview**      Listing **10/22/24**      List Price: **\$779,900**  
 Status: **Pending**      County: **Foothills County**      Change: **-\$10k, 09-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2016**      Abv Sqft: **2,417**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,702 sqft**      Ttl Sqft: **2,417**  
 Lot Shape:

DOM

**29**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 15`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>15`0" x 13`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>25`6" x 15`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Bathroom</b>	<b>Upper</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1412382**

Zoning:  
**TN**

Remarks

Pub Rmks:

**Nestled in the desirable neighborhood of Mountainview, this stunning 4-bedroom home offers an impressive 2,400 sq ft of living space on a spacious pie lot in a quiet cul-de-sac. The main floor boasts an open concept design with 9' ceilings and hand-scraped hardwood floors throughout, featuring a chef's dream kitchen with cabinets extending to the ceiling, a large island, granite countertops, and high-end stainless steel appliances including a gas cooktop, built-in oven, and french door refrigerator. A generous walk-through pantry with a coffee bar adds convenience, while the spacious mud room provides ample storage. The inviting living room centers around a cozy gas fireplace. Upstairs, you'll find four large bedrooms, a bright and spacious laundry room, and a bonus room, along with a luxurious primary suite that includes a full 5-piece ensuite with granite counters and tile floors, plus a huge walk-in closet with custom organizers. The fully finished basement features high ceilings, vinyl plank flooring, a Dry core subfloor for added warmth, rough-in for a future bathroom, and excellent storage space. Outside, the property showcases a large backyard with a two-tiered maintenance-free composite deck and a double attached garage. This wonderful community is home to numerous families and children, boasts one of Okotoks' best playgrounds, and offers easy access to the beautiful natural spaces and walking paths in Laudan Park. Extra's like A/C and a 2 stage dual zone furnace make this Mountainview home an ideal choice for those seeking comfort, style, and community.**

Inclusions:  
Property Listed By:

**None**  
**Century 21 Masters**

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





















