



THE
A-TEAM

**RE/MAX
FIRST**

101 MIST MOUNTAIN Rise, Okotoks T1S 5P6

MLS@#: **A2183817** Area: **Mountainview** Listing Date: **01/05/25** List Price: **\$899,900**
 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:

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

DOM

5
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** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Garden** 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	Main	4`11" x 4`11"	4pc Bathroom	Main	10`11" x 6`3"
5pc Ensuite bath	Upper	13`1" x 7`0"	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:

1712382

Zoning:
TN

Remarks

Pub Rmks:

***Open House Saturday 1-3pm & Sunday 2-4pm* Welcome to your Forever Home! Location is everything and this home doesn't disappoint, the views are spectacular! 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 heart of the home is undoubtedly the spacious 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 fully developed WALKOUT and was created with a MIL suite design, with 9' ceilings, a large WETBAR, a lovely living space, another full bathroom 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! This home offers many upgrades including A/C, Kinetic Water Filtration System and so much more. 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









