



THE
A-TEAM

**RE/MAX
FIRST**

43 MIST MOUNTAIN Rise, Okotoks T1S 5R4

MLS®#: **A2188921** Area: **Mountainview** Listing Date: **03/04/25** List Price: **\$1,299,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,592 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,608**
 Low Sqft:
 Ttl Sqft: **2,608**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit**

Construction: **Cement Fiber Board,Stone**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"	4pc Bathroom	Upper	11`9" x 4`11"
5pc Ensuite bath	Upper	15`6" x 10`7"	3pc Bathroom	Lower	9`8" x 7`0"
Bedroom	Upper	10`4" x 12`5"	Bedroom	Upper	10`4" x 12`5"
Bedroom - Primary	Upper	21`11" x 13`9"	Bedroom	Lower	10`1" x 12`4"
Kitchen	Main	13`6" x 17`2"	Living Room	Main	15`1" x 14`9"
Dining Room	Main	19`0" x 12`6"	Office	Main	9`10" x 7`5"
Family Room	Upper	15`10" x 13`8"			

Title: **Fee Simple**
 Legal Desc: **1710232**

Zoning: **TN**

Remarks

Pub Rmks: **Stunning home located on a south facing ridge with spectacular MOUNTAIN and RIVER VALLEY views! Discover this exceptional property offering over 3700sqft of meticulously finished living spaces across 3 levels, thoughtfully designed with quality high end and custom finishes! The main floor is sure to impress, featuring upgraded hardwood flooring, tray ceilings, chefs kitchen, main floor office and a mud room complete with custom closet and lockers. The open floor plan has a spacious dining room with a large built-in buffet & custom shelving flowing into your cozy living room with a beautiful stone fireplace and large windows taking in this unforgettable view. The impressive award-winning kitchen includes an industrial sized Refrigerator/freezer, soft close cabinetry to the ceiling, built in appliances, dbl dishwasher, walk through butlers panty to the huge walk in pantry. Sit the entire family around the 38sqft oversized statement Island, all while taking in the impressive 180 degree ridge view of small town Okotoks! This kitchen is more than just a place to cook, it's the ultimate blend of function and style! On the upper Level find a lovely family room thoughtfully separating the (children's or guest wing) from the large MasterSuite. Enjoy this Luxury Retreat with vaulted bedroom and bathroom ceilings complete with upgraded chandeliers, all while taking in the incredible season changing Sheep River and Rocky Mountain Views! Also ideally located on this level is a laundry room with ample cabinetry, sink and built in drying racks, making household chores a dream. Open concept front bedrooms allow for many different uses for the space. The fully finished basement has a trendy bright open loft feel, completed with upgraded LVP flooring. Enjoy working in your school/hobby room or a daily workout in your private gym with high quality/low maintenance rubber flooring. An additional guest room and spa like 3pc bath also share this space. Storage will never be a concern in this meticulously planned out home that combines open concept living with practical functionality and includes custom barn doors allowing you to create privacy whenever needed. The backyard is a true oasis to enjoy year round; take pleasure in the convenience of zero-scape landscaping, custom herringbone deck, hot tub, stone patio and built in fireplace. Enjoy taking in the many firework displays put on by the town throughout the year. Steps to the many nature walking paths, downtown Elizabeth St and fishing/kayaking the Sheep River, giving you peace and quite from the city, but an easy 15 minute drive into Calgary. You will fall in love with this highly sought after tight-knit Alberta town! Book a showing today!!!**

Inclusions: **Hot tub**
 Property Listed By: **CIR Realty**

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













43 Mist Mountain Rise, Okotoks, AB

Main Floor Interior Area 1100.84 sq ft
Interior Area 1110.45 sq ft
Excluded Area 475.93 sq ft



0 4 8 12

PREPARED: 2024-1206



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

43 Mist Mountain Rise, Okotoks, AB

2nd Floor Interior Area 1423.89 sq ft
Interior Area 1331.73 sq ft
Excluded Area 92.25 sq ft



0 4 8 12

PREPARED: 2024-1206



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