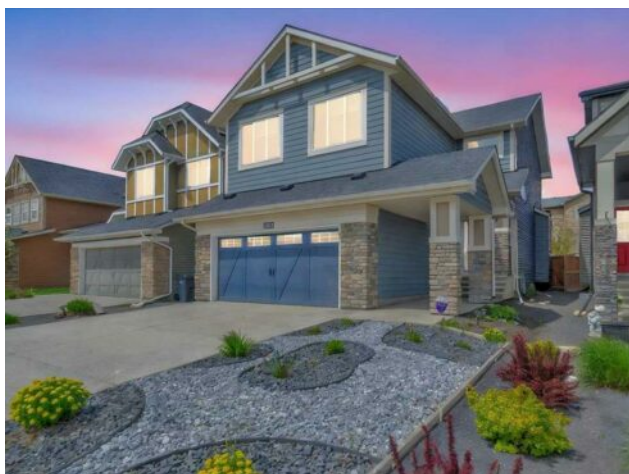


**271 Mountainview Drive**  
**Okotoks, Alberta**

**MLS # A2223925**



**\$689,900**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,049 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** TV mounts

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home with a front-attached garage, located in a family-friendly neighbourhood just a short walk from a playground and the popular Laudan Park! Step inside to discover a carpet-free interior—easy to clean and perfect for allergy-friendly living. The main floor offers a bright and functional layout with an open-concept living and dining space, ideal for both relaxing nights in and entertaining guests. Private mud room leads into walk through pantry. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary suite complete with its own ensuite bathroom and plenty of closet space. You’ll also love the convenience of the upstairs laundry room—no more hauling baskets up and down the stairs! A full bathroom serves the additional bedrooms, and there’s a handy half bath on the main floor for guests. Outside, the large backyard is a dream—perfect for kids, pets, gardening, or summer BBQs. The oversized garage offers extra room for storage or a workspace and even features a man door for added convenience. Located close to green spaces, walking paths, and all the amenities your family needs, this home blends comfort, space, and location in one fantastic package. Don’t miss your chance to see it—book your showing today!