

## 26 Mount Rae Ridge Okotoks, Alberta

**MLS # A2227555**



# \$774,990

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Mountainview  |               |                  |
| <b>Type:</b>     | Residential/House                                     |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,127 sq.ft.  | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Oversized                     |               |                  |
| <b>Lot Size:</b> | 0.10 Acre   |               |                  |
| <b>Lot Feat:</b> | City Lot, Creek/River/Stream/Pond, Front Yard, Garden |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |                   |    |

**Inclusions:** NA

Nestled in the scenic community of Mountain View, this stunning 2-storey home offers breathtaking west-facing mountain views and direct access to nature. Just steps from ravine walking paths and on a dedicated school bus route, this location is ideal for families of all sizes. Pride of ownership shines throughout the spacious and thoughtfully designed floor plan. The main level features rich hardwood and tile flooring, a bright living area, and a well-appointed kitchen with upgraded stainless steel appliances and a convenient pantry. Upstairs, you'll find three generously sized bedrooms, including a primary retreat with a walk-in closet and a luxurious 5-piece ensuite. A bright bonus room and an additional full bathroom complete the upper level. The professionally developed basement includes a large family room, a full bathroom with a wall-to-wall shower. Enjoy the perfect balance of small-town charm and natural beauty in this exceptional home—just a short walk from nature's backyard, all while soaking in the stunning mountain views.