

# \$727,900 - 101 Mount Rae Heights, Okotoks

MLS® #A2195226

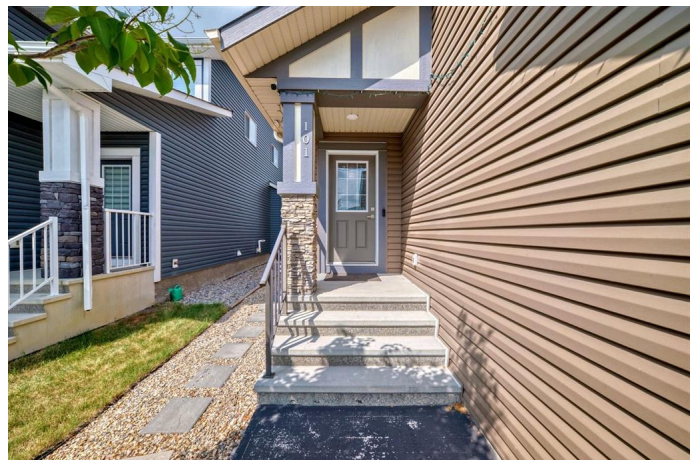
**\$727,900**

3 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.10 Acres

Mountainview\_Okotoks, Okotoks, Alberta

**SIGNIFICANT PRICE DROP!.....**Welcome to this exquisite home nestled in the highly sought-after Mountainview subdivision of Okotoks, just steps away from Darcy Golf Club. This prime location offers quick and easy access to Deerfoot, ensuring convenience and connectivity. Built by Excel Homes, this residence exemplifies thoughtful design and customization to cater to every need and offers over 2600 SQFT of FINISHED LIVING SPACE. The upgraded kitchen is a culinary masterpiece, featuring top-of-the-line SAMSUNG STAINLESS STEEL appliances, stunning granite countertops, and an open-concept layout that is perfect for entertaining guests. There is also an option to have a gas or electric stove. The expansive family room with a custom bamboo ACCENT WALL invites relaxation, while the generously sized bedrooms each boast WALK-IN closets in each room, providing ample STORAGE space. The master bedroom is a true retreat, complete with a luxurious 4-PIECE ENSUITE. An additional 4-PIECE BATHROOM is conveniently located on the first floor. Over the years, this home has been meticulously maintained, with most walls adorned in elegant and expensive wallpaper that add a unique charm and sophistication. The large naturally lit BONUS room provides a great space for relaxation or entertainment and a nook which can act as an OFFICE. The bonus room can easily be converted to an extra bedroom if needed for a fairly cheap price. The fully



FINISHED BASEMENT is a highlight, offering a 4-piece bathroom adorned with custom ITALIAN TILE, a mini cabinet with a wine refrigerator, and the potential to add a sink. The space is versatile, easily accommodating a fourth bedroom or serving as a multi-functional area with a foldable bed, shelving, and a fold-out computer desk, as shown in the pictures. Step outside to the LARGE DECK, perfect for outdoor gatherings and enjoying the serene surroundings. The backyard is a gardener's delight, FULLY LANDSCAPED, fenced, and meticulously maintained, providing a private oasis. The property also comes with a hardwired HD SECURITY CAMERA system which provides added peace of mind. This property presents an excellent opportunity to own a beautiful home in a well-deserved community. Every detail has been thoughtfully considered to offer a blend of elegance, comfort, and functionality. A short drive with limited traffic to Calgary and other amenities makes it a desirable location. Don't miss the chance to make this extraordinary home your own.

Built in 2016

### **Essential Information**

MLS® #	A2195226
Price	\$727,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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### Community Information

Address	101 Mount Rae Heights
Subdivision	Mountainview_Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0P1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 17th, 2025
Days on Market	78
Zoning	TN

### Listing Details

Listing Office                      2% Realty

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