

**106 Mount Rae Heights
Okotoks, Alberta**

MLS # A2256958



\$899,800

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,851 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: AC (with contract) Trimlights, Storage Shed, Wine Fridge as is, Garage Heater, TV brackets

Open House CANCELLED. The family friendly community of Mountainview is a dream featuring over 35 acres of environmental reserve, including a lively creek, naturalized wet pond and pathway system along the ridge. This home truly has it all! With over 4,000 sq. ft. of beautifully developed living space, a walkout basement, mountain views, and thoughtful upgrades at every turn, this Sterling built gem delivers the full package. Add in an oversized, heated double garage, executive level finishes, and a layout that's as functional as it is fabulous-check, check, check! The tiled foyer with its built in bench offers a warm welcome, while the front office with a double sided gas fireplace sets the stage for style and comfort. A formal dining room stands ready for your most memorable gatherings. And then there's the kitchen… the true showstopper. A massive quartz island anchors the space, complemented by a gas cooktop with feature hood, built-in oven and microwave, a brand new upgraded fridge, wine fridge, pantry, and oversized windows framing those sweeping Rocky Mountain views. The bright breakfast nook opens onto your sunny south facing deck with west mountain views—where sunshine and scenery meet. The adjoining living room, centered around the cozy fireplace, is perfect for both family time and entertaining, with refinished hardwood floors and a seamless flow that's an easy 10/10. Off the heated garage, the large mudroom provides ample storage, and even the main floor powder room is tastefully upgraded. Upstairs, the vaulted bonus room offers versatile living for movie nights, a playroom, or a quiet retreat. With four bedrooms on this level, everyone has their own space. The primary suite is a true haven, featuring oversized windows, a huge walk in closet, and a private den with its own balcony and more of

those incredible views. Whether you use it as an office, nursery, yoga space, or reading nook, this bonus area is a dream. The ensuite impresses with dual sinks, a makeup station, a walk in shower, and a tiled soaker tub. The fully developed walkout basement continues to wow, complete with a full wet bar, large rec room, fifth bedroom, full bathroom, and access to the landscaped yard. Perfect for multi-generational living or guests. Imagine evenings under the covered patio, garden boxes in bloom, and maybe even a soak in the negotiable hot tub. Extras? This home is loaded with them: oversized heated garage, A/C (under contract), water softener, and year round trim lighting for curb appeal and effortless holiday sparkle. From top to bottom, this property blends luxury, comfort, size and family friendly design. Move in ready and perfectly poised to impress, this is mountain view magic you won't want to miss. Be sure to check out the virtual tour!