



GRASSROOTS
REALTY GROUP

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19 Mount Rae Heights Okotoks, Alberta

MLS # A2225706



\$920,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,766 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

With OVER 3,886 SQ FT OF DEVELOPED LIVING SPACE, a FULLY FINISHED WALKOUT BASEMENT, 5 BEDROOMS, and a VAULTED-CEILING BONUS ROOM, 19 Mt Rae Heights delivers the perfect blend of space, style, and function in the desirable community of MOUNTAINVIEW. Step inside to a BRIGHT AND SPACIOUS FOYER, setting the stage for the OPEN-CONCEPT MAIN FLOOR with HARDWOOD AND TILE FLOORING, 9-FT CEILINGS, and elegant finishes throughout. A FRONT DEN/FLEX ROOM offers the ideal setup for a HOME OFFICE or quiet retreat. The COZY LIVING ROOM centers around a GAS FIREPLACE, while the EXECUTIVE KITCHEN impresses with HIGH-END STAINLESS STEEL APPLIANCES, GAS COOKTOP, BUILT-IN WALL OVEN, OVERSIZED ISLAND, WALK-IN PANTRY, and a GENEROUS DINING SPACE that flows out to a HASSLE-FREE DECK, perfect for enjoying your morning brew or entertaining on warm summer evenings. Upstairs features 4 WELL-SIZED BEDROOMS including a LUXURIOUS PRIMARY SUITE with a HUGE WALK-IN CLOSET and a stunning 5-PIECE ENSUITE with GRANITE VANITIES, a SOAKER TUB, and TILED GLASS SHOWER. The VAULTED BONUS ROOM offers great extra space for relaxing or play, and the UPPER-LEVEL LAUNDRY ROOM adds to everyday ease. The BRIGHT WALKOUT BASEMENT expands your living space with a LARGE REC ROOM, FIFTH BEDROOM, FULL BATHROOM, and DIRECT BACKYARD ACCESS — ideal for guests, teens, or extended family. Complete with a DOUBLE ATTACHED GARAGE and located near PARKS, SCHOOLS, and SCENIC PATHWAYS, this home checks all the boxes. Don't miss your opportunity to own a SPACIOUS, STYLISH, and FULLY FINISHED HOME in one of

OKOTOKS' MOST SOUGHT-AFTER COMMUNITIES. BOOK YOUR PRIVATE SHOWING TODAY!