



GRASSROOTS
REALTY GROUP

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**209 Mountainview Drive
Okotoks, Alberta**

MLS # A2247836



\$775,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: all attached TV mounts, firepit

209 Mountain View Drive, Okotoks – Fully Finished 4-Bedroom Showpiece! Welcome to this impeccably maintained, fully finished 4-bedroom home in the desirable Mountainview community of Okotoks. With over 2,000 sq ft above grade plus a beautifully finished 800+ sq ft basement, this property offers space, comfort, and style for the whole family. Step inside to find wide plank engineered hickory flooring, granite countertops, and a beautiful executive-style kitchen complete with a pantry, updated lighting, and beautiful views of your mature yard. The open-concept main floor is well appointed with a beautiful gas fireplace as a focal point and flows easily to the west-facing backyard, where you'll enjoy a mature, private setting from your gorgeous composite deck – the firepit will add to your perfect evenings of relaxing or entertaining. Upstairs, the primary suite, complete with 5 pce gorgeous ensuite, is privately tucked at the back of the home, while two additional bedrooms are set at the front, sharing a spacious 4-piece family bathroom. A large bonus room offers the ideal spot for family movie nights or a home office. The upper level laundry room adds convenience and extra storage. The builder-finished basement adds a fourth bedroom, a 3-piece bath, a bright living area, and plenty of storage in the utility room. This home is loaded with upgrades, including central air conditioning, Hunter Douglas blinds, a new HRV, new hot water tank, water softener, and more. Located close to the new Safeway shopping centre, schools, and Okotoks's extensive pathway system, this home offers the perfect balance of privacy, convenience, and luxury.