



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**263 Mountainview Drive
Okotoks, Alberta**

MLS # A2256243



\$809,900

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Storage Shed, 220 AMP Garage Charging Station

Welcome to Mountainview, Okotoks, a home that truly has it all! This beautifully maintained property offers over 2,500 sq. ft. above grade plus a professionally developed basement by the builder adding nearly 1,000 sq. ft. of extra living space. Perfectly situated on a quiet street in one of the most desirable communities in Okotoks, this home is designed to impress inside and out. Step inside to discover a spacious, open-concept main floor with 9-foot ceilings, creating an airy and inviting atmosphere ideal for both family living and entertaining. The gourmet kitchen flows seamlessly into the dining and living areas, while large windows frame views of the professionally landscaped yard. Upstairs, you'll find four generously sized bedrooms, including a primary retreat with spa-inspired ensuite, while the fifth bedroom in the lower level offers flexibility for guests, teens, or a home office. The fully developed basement also features high ceilings, a large rec room, and plenty of storage. This home is loaded with upgrades; Central A/C for year-round comfort, 220 amp EV charger in the garage + roughed-in 220 amp plug for a hot tub, New oversized hot water tank (2024), Water softener, Gas line for BBQ, Oversized double attached garage. Every detail has been thoughtfully considered, from the landscaping that enhances curb appeal to the modern conveniences inside. This is the perfect balance of style, function, and location. Don't miss your chance to call this exceptional property in Mountainview home!