



**9 Mountain Place  
Okotoks, Alberta**

**MLS # A2282183**



**\$675,000**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Landsc		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Laminate Counters, Storage		

**Inclusions:** NA

Hi and welcome to 9 Mountain Place! This stylish cozy bungalow tucked away in a quiet cul-de-sac in the highly sought-after, family-friendly Rosemont neighborhood reflects comfort and provides peace of mind in the numerous upgrades totaling approximately \$85k that the current owner has done since purchase in 2009. These upgrades include: house shingles replaced in 2015, garage shingles replaced in 2023, installation of a high efficiency furnace and new hot water tank in 2016, additional attic insulation in 2023, kitchen windows replaced in 2012, office window replaced in 2024 (all other windows have been upgraded by a previous homeowner since the house was built in 1974), back door replaced in 2016, front door replaced in 2022, main bathroom (architect-designed) was totally renovated in 2014 and includes luxurious features such as in-floor heating, granite countertop, Italian tile and a freestanding soaker tub. Additional upgrades include carpet replacement in the Master bedroom in 2023, back deck replaced with cedar in 2023, fence upgraded and replaced with cedar in 2011, backyard professionally landscaped (trees, flowering shrubs, two rose bushes, climbing vines, etc and stepping stones) and front awning added in 2022 enhancing both curb appeal and functionality. In addition, all light fixtures have been replaced as well as all kitchen appliances including a new Bosch dishwasher. This home boasts refinished hardwood flooring, a custom-made built-in oak bookcase in the library/reading room, a wood-burning fireplace, beautiful maple cabinetry in the kitchen as well as a custom-made center island. Plenty of windows provide an abundance of natural light while the house, facing east, receives early morning light on the deck and in the kitchen while large windows in the living room that faces west, provide soft evening light as the sun

sets. A bit about the immediate area: the house is located in a cul-de-sac which offers a mix of young families with children ranging in age from approx. 8-13 years, singles and retired people. Everyone in this cul-de-sac have been great neighbors, looking out for one another and each other's property while the occasional social event (such as a family Halloween Party) takes place for cul-de-sac residents only. Quality day homes are steps away, the fabulous and very popular "French 50" Bakery/Bistro is located within walking distance down the hill, while walking paths, top-notch schools and a large Recreation Centre (with pool) are also within walking distance. So, come, take your shoes off, relax and let your mind drift to imagining the possibilities that this house can offer you knowing that all of the 'big-ticket' price items have been taken care of for you!