



**28 Mount Rae Place  
Okotoks, Alberta**

**MLS # A2287543**



**\$737,700**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this absolutely GORGEOUS Move In Ready 2-storey home in the highly sought-after Mountainview community on Okotoks's desirable west side — where lifestyle isn't just a bonus; it's the standard. This home has everything you need - huge kitchen, tons of cupboards and drawers to put all your fancy kitchen tools in - bright and spacious living room where you can relax and admire your amazing back yard while looking out your big, bright windows, or you can keep the entertaining rolling while you move between the kitchen & living room on those special occasions. This HOT new listing offers 3 bedrooms, 3 bathrooms (including a MASSIVE 5 pc ensuite), a large bonus room, upstairs laundry for convenience, AND don't forget the main floor fireplace for the chilly winter nights and the AC for those hot summer days! Situated in one of Okotoks's most coveted neighborhoods, this beauty puts you steps from scenic walking and biking pathways, a pond walk, a playground is just steps away - the kids will love it, and close to shopping and schools (because convenience matters when life gets busy). And the basement? Clean, open, and ready for your imagination — home gym, theatre room, golf simulator, teenagers's escape zone - the possibilities are endless! But let's talk about that backyard. Your private oasis awaits - plants, grass, gardens, stamped concrete patio (which continues all the way around to the front of the house), and a very generous deck for BBQ season, space to relax, entertain, and soak up those amazing summer nights. If you're still looking at other communities, ask yourself — are they offering the pathways, parks, west-side location, and lifestyle that Mountainview delivers? Don't wait. Homes like this don't sit around admiring

themselves :) Reach out anytime if you want to view or if you have any questions at all. Thanks for looking.