



**18 Mount Rae Place  
Okotoks, Alberta**

**MLS # A2287857**



**\$980,000**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,768 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Gentle Slope		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Refrigerator -downstairs, Heater in garage, shed

Open House March 7, Sat 1:30-4:30pm. Welcome to over 3,700 sq ft of beautifully developed living space offering 6 bedrooms, 3.5 baths, and an oversized double attached heated garage, all perfectly positioned on an impressive 8,852 sq ft cul-de-sac lot in the heart of Mountainview. With over \$170,000 in upgrades and improvements, this is the one that truly stands out. Located on one of the community's premier streets, this exceptional property features a sun-drenched south-facing backyard designed for unforgettable entertaining and everyday relaxation. Enjoy the expansive deck, custom stamped concrete patio with fire pit, fully fenced and professionally landscaped yard with irrigation, plus 220&ndash;100amp pre-wiring ready for your future hot tub. Your private outdoor retreat awaits. A charming covered front porch welcomes you into a spacious foyer and a thoughtfully designed open-concept main floor where modern elegance meets everyday comfort. Durable, low-maintenance flooring flows seamlessly throughout. The stunning feature fireplace anchors the living room with warmth and style, while oversized south-facing windows flood the home with natural light. The chef-inspired kitchen is a showstopper; boasting an oversized white granite island, beautiful cabinetry, ceiling-height custom backsplash, premium stainless-steel appliances, separate beverage fridge, clever built-in storage solutions, walk-through pantry, and a dedicated coffee/breakfast bar. The bright dining nook wrapped in windows creates the perfect setting for family gatherings. The main level also offers a stylish powder room, practical mudroom, + a private enclosed office ideal for working from home. Upstairs, the expansive primary suite easily accommodates a king bed + features a spa-inspired ensuite with dual granite vanities, soaker tub, separate glass shower, and

a generous walk-in closet. Three additional spacious bedrooms share a beautifully appointed five-piece bath. A vaulted bonus room filled with natural light provides flexible living space, while upper-floor laundry adds everyday convenience. The fully finished basement offers incredible versatility with a large recreation room complete with built-in bar and fridge, two additional bedrooms with oversized windows and independent heat control, and a full bathroom — perfect for guests, teens, or multi-generational living. Additional upgrades include central air conditioning, integrated smart home technology, wired sound system servicing the living room, primary suite, bonus room and deck, plus architectural/X-mas exterior lighting that creates stunning curb appeal year-round. Oversized double attached garage is insulated, drywalled, heated, + features its own electrical panel + E.V. or welding outlet. The extended driveway easily accommodates four vehicles. With convenient access to major roads, without crossing railway tracks, this home seamlessly blends luxury, functionality, space, + location. This is more than a home, it's a lifestyle upgrade. You will love this home.