



**87 Mount Rae Heights
Okotoks, Alberta**

MLS # A2290100



\$850,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,435 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Level, Low Maintenance Landscape, Recta		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: shed, gazebo, doorbell camera, trim lights

What an amazing opportunity to get into this beautifully upgraded Sterling Homes 5 bedroom home offering over 2,400 sq ft above grade plus a professionally developed basement, all set on a thoughtfully landscaped and fully fenced lot. From the moment you enter, you'll appreciate the spacious front foyer with ceramic tile flooring transitioning into rich hardwood throughout the main level. The open-concept design features a stunning white executive kitchen complete with quartz countertops, a large central island with beverage fridge, built-in oven and microwave, gas cooktop, under-cabinet lighting, newer refrigerator with beverage center (replaced 2 years ago), and dishwasher (replaced 3 years ago), flowing seamlessly into the dining area with dimmer lighting and the inviting great room anchored by a floor-to-ceiling stone gas fireplace. A main floor den provides the perfect home office or flex space. Upstairs offers four generous bedrooms and a spacious vaulted bonus room, along with the convenience of an upper-level laundry room. The primary retreat features a huge wrap-around walk-in closet with motion-sensor lighting and a luxurious 5-piece ensuite complete with a tile shower and dual vanities, while an additional 5-piece main bath comfortably serves the remaining bedrooms. The professionally developed basement expands the living space with a spacious family room, additional bedroom, 4-piece bathroom, and a large storage room with barn door detail, plus a puppy/child gate at the top of the stairs for added convenience. Additional upgrades include air conditioning, water softener, motion-sensor lighting in the garage, mudroom, powder room, laundry room and primary closet, and permanent trim light exterior lighting for year-round curb appeal. The backyard is designed for both relaxation and entertaining, featuring a large deck, permanent gazebo with

seating area, mature trees, ornamental grasses, rock accents, and multiple defined outdoor living spaces that offer privacy and charm in every season. A truly move-in-ready home in one of Okotoks's most desirable communities. Summer photos of backyard included. Please be sure to check out the tour for a virtual walk through of this amazing home!