



**11 Mount Rae Heights
Okotoks, Alberta**

MLS # A2293971



\$850,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,581 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement Wine Fridge, Basement Refrigerator, Floating Shelves, TV Mounts, Window Coverings, Doorbell Camera

Welcome home to 11 Mount Rae Heights in Mountainview! This stunning 2-storey home offers over 2,500 sq. ft. of beautifully finished living space above grade, plus another 900+ sq. ft. in the fully developed basement. There's so much to love beyond the impressive size. Step inside from your oversized double garage to a functional mudroom with ample storage, and a convenient walk-through pantry leading into your beautiful main living area. The kitchen features granite countertops, crisp white cabinetry, stainless steel appliances, and a striking backsplash. The spacious dining room is surrounded by large windows overlooking your south-facing backyard, complete with a composite deck, perfect for soaking up the sun. The open concept main floor also includes a cozy gas fireplace in your living room, and massive office off the front entry featuring French doors and a custom feature wall, ideal for work or relaxation. You also have a well tucked away half bath that completes this level. Upstairs, enjoy over 1,400 sq. ft. of well planned space with a central family room separating the primary retreat from the kids' wing. The primary suite features mountain views, a 5-piece ensuite with granite countertops, double vanity, deep soaker tub, stand-up shower, and a walk-in closet. Across the hall, you'll find three generous bedrooms; one with a walk-in closet, another with its own ensuite, and a third perfect for guests or kids. The fully developed basement is built for entertaining, complete with a wet bar (including a bar fridge and wine storage), two huge recreation areas, a second fireplace, plenty of storage, and a convenient half bath. Additional features include central air conditioning, a water softener, and thoughtful details throughout. Whether you're enjoying family time in your sun-filled backyard, hosting game nights with friends, or

curling up by the fire, this home truly has it all. Check it out today, you'll be glad you did!