



**55 Mist Mountain Rise
Okotoks, Alberta**

MLS # A2294310



\$1,088,000

Division:	Mountainview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,553 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Wet Bar

Inclusions: Digital Thermostat, Digital pin pads, Garage Shelving, 2 bar fridges, Shelving in utility room

Welcome to this beautifully maintained bungalow located in the desirable community of Mountainview in Okotoks, perfectly positioned on a quiet street and backing onto scenic green space. Offering a rare combination of style, functionality, and breathtaking views, this home is ideal for those seeking both comfort and elevated everyday living. From the moment you arrive, you’ll appreciate the exceptional curb appeal, ample parking, and double attached garage. Inside, the bright and open-concept main floor is designed to impress, featuring large windows that flood the space with natural light and showcase the stunning ridge views behind the home. The heart of the home is the thoughtfully designed kitchen, complete with a large central island, quartz countertops, stainless steel appliances, and a convenient corner pantry. The seamless flow into the separate dining area and spacious living room makes this layout perfect for both entertaining and everyday living. The cozy gas fireplace anchors the living room, creating a warm and inviting atmosphere year-round. The main level also offers the convenience of laundry and a dedicated office—perfect for working from home or creating a quiet, flexible space to suit your needs. The primary bedroom is a true retreat, featuring a generous walk-in closet and a luxurious 5-piece ensuite with dual vanities, a soaking tub, and a separate stand-up shower. Downstairs, the fully developed basement expands your living space with two large recreation areas, ideal for a media room, games area, or home gym. Two additional bedrooms—one with a walk-in closet—and a full 4-piece bathroom provide plenty of room for family or guests. Step outside to the beautifully designed outdoor living space, perfectly positioned to take in the incredible views. Whether you’re hosting summer gatherings or enjoying quiet

evenings, this backyard offers the perfect blend of privacy and connection to nature. Located in the sought-after Mountainview community, this home offers easy access to walking paths, parks, schools, and all the amenities Okotoks has to offer—while still providing a peaceful, scenic setting. This is a rare opportunity to own a move-in ready bungalow with a fully developed basement, stunning views, and exceptional indoor-outdoor living.