



**30 Mount Rae Terrace
Okotoks, Alberta**

MLS # A2295349



\$795,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters		

Inclusions: NA

Welcome to this beautifully located home in the sought-after community of Mountainview in Okotoks, perfectly situated on a quiet cul-de-sac on a large pie-shaped lot and just steps from scenic pathways and a nearby playground—ideal for families and outdoor enthusiasts alike. This well-appointed home offers a functional and inviting layout, featuring three spacious bedrooms upstairs along with a convenient upper-level laundry room and a bright bonus room, perfect for relaxing or entertaining. The fully finished basement expands your living space with an additional bedroom and a full bathroom, ideal for guests or growing families. Step outside to enjoy the expansive pie shaped backyard, complete with a large deck and a newer hot tub—perfect for relaxing or hosting year-round. Completing the home is a double attached garage that is both heated and fully finished, offering comfort and practicality in every season. This is a fantastic opportunity to enjoy space, comfort, and an unbeatable location in one of Okotoks’s most desirable neighbourhoods.