



**211 Mountainview Drive
Okotoks, Alberta**

MLS # A2300345



\$784,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Pergola, basement electric fireplace, tv wall mounts (2), garage opener control(s)

Welcome to Mountainview, where lifestyle takes centre stage from the moment you arrive. Out back, you’ll find a low-maintenance turf yard designed for easy living, complete with rock features, a full-width deck with pergola and BBQ gas line, and your very own putting green—perfect for relaxing evenings or entertaining friends. Step inside to a bright, open-concept main floor featuring rich hardwood floors, a spacious kitchen with granite countertops, stainless steel appliances, dark cabinetry, a walk-in pantry, and a large island ideal for gathering. The dining area flows seamlessly into the cozy living room with a gas fireplace, while a generous mudroom and convenient half bath complete the main level. Upstairs offers a thoughtfully designed layout with two bedrooms at the front—both with walk-in closets—a full main bath, central bonus room and laundry, and a spacious primary suite at the back featuring a large walk-in closet and a 5-piece ensuite. The fully finished basement provides a wide open rec room, a third full bathroom, and the flexibility to easily add a fourth bedroom if desired, along with excellent storage throughout. The OVERSIZED HEATED GARAGE is extended in depth, making it ideal for trucks or additional workspace. With air conditioning, pride of ownership throughout, a location just minutes to D’Arcy Ranch Golf Club, plus parks, pathways, playgrounds, and YOUR OWN PUTTING GREEN in the back yard, this home has much to offer!