



**23 Mountain Place  
Okotoks, Alberta**

**MLS # A2303186**



**\$589,900**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Gas BBQ, TV and stand in Living Room, Pond pump and equipment, Kitchen Island (unattached), shed

Welcome to this spacious and well-appointed 4-bedroom, 2.5-bathroom bungalow, offering a perfect blend of comfort, functionality, and outdoor charm. The updated kitchen is a true highlight, featuring a built-in wall oven, microwave/convection unit, gas cooktop, centre island, and an abundance of cupboards and counter space—all seamlessly open to the dining and living areas, making it ideal for everyday living and entertaining. The main floor includes a beautifully renovated 3-piece bathroom with a large walk-in shower, new vanity and toilet. Enjoy cozy evenings by the gas fireplace on the main level, with a second gas fireplace adding warmth and character to the basement. The partially developed basement offers even more living space with a fourth bedroom, laundry area, a large Rec. Room complete with a wet bar, plenty of storage, and a convenient cold room. Step outside to your own private oasis—this fully fenced, treed backyard features a stunning pond surrounded by plants and shrubs, a fire pit area for relaxing or entertaining, and access to a double detached garage. There’s also extra parking or RV storage with convenient rear gate access. This property offers space, updates, and a peaceful outdoor retreat—all in one exceptional package.