



**20 Mount Rae Terrace  
Okotoks, Alberta**

**MLS # A2303677**



**\$790,000**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,417 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** Hot Tub

Nestled in a quiet, family-friendly cul-de-sac within one of Okotoks's most sought-after communities, this stunning residence offers the perfect balance of small-town charm and city convenience. Situated on an expansive, sun-drenched pie-shaped lot, the property provides a massive private retreat for outdoor entertaining or play. The location is second to none—just minutes from premier shopping and world-class golf, with a seamless, 20-minute commute to South Calgary. Built in 2016 and meticulously maintained, this 2,417 sq. ft. home showcases high-quality, original finishes that stand the test of time. As you enter, you are greeted by an open-concept main floor featuring gleaming hardwood and durable tile flooring. The heart of the home is the chef-inspired kitchen, a true showpiece boasting rich custom cabinetry, premium granite countertops, a high-end gas range, and a built-in microwave. Whether hosting a dinner party or a quiet family night, the transition from the kitchen to the living room—complete with its stately gas fireplace—is effortless. Best of all, the entire home remains a sanctuary of comfort year-round thanks to the central air conditioning. The upper level is thoughtfully designed for the modern family. It features four generously sized bedrooms, including a spacious primary suite with a private 5-piece ensuite for a spa-like experience. A versatile central bonus room offers the perfect space for a home theatre or play area, while the convenience of an upper-floor laundry room, a second 4-piece bath, and upgraded finishes throughout elevate the daily routine. The Professionally Finished Basement, the living space continues into a builder-finished basement, ensuring the same high quality and seamless design as the rest of the home. This lower level is a cozy retreat featuring plush carpeting, a massive family/media room, and a

fifth large bedroom with a legal egress window for maximum safety and natural light. A third full 4-piece bath completes this level, making it ideal for guests or older children. With premium A/C and an oversized lot, this property is a rare find. It combines the space of a luxury estate with the warmth of a true family home.