



**22 Mount Rae Place
Okotoks, Alberta**

MLS # A2144637



\$759,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,016 sq.ft.	Age:	2016 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: Window Blinds-all (Bonus room blind as-is), Primary Bedroom curtains , Main Floor curtains, outdoor play structure, large wood shelving in utility room

Ideal for young or growing families, this charming, well maintained 5 Bedroom Family home is located within a quiet cul de sac in the desirable community of Mountainview. Step into a the foyer that guides you seamlessly through the residence to the living room and kitchen area, offering views of a pie-shaped lot, beautifully landscaped with an abundance of greenery. The sizeable backyard is a true sanctuary, offering ample space for various activities and a serene atmosphere perfect for relaxation and gatherings. The main level also features a cozy gas fireplace and a convenient 2-piece bathroom. Ascend to the upper floor where a generous bonus room awaits, alongside a charming children's toy nook and convenient upper floor laundry with built-in shelving. The primary bedroom boasts ample space and a luxurious 5-piece ensuite, this floor is also complemented by two additional bedrooms and a well-appointed 4-piece bath. Downstairs, the fully finished basement presents two more sizable bedrooms, an additional 4-piece bath, and a versatile hobby room—ideal for woodworking or leisure pursuits. This home also features air conditioning and an attached double garage. Located in a sought-after community known for its popular playground ,winding pathways, wet pond ,baseball diamond, and family-friendly environment, this residence offers not just a home, but a lifestyle of comfort, space, and memorable gatherings. Don’t miss the chance to make this meticulously maintained property your family's next home!