



**23 Storm Mountain Place  
Okotoks, Alberta**

**MLS # A2145459**



**\$849,900**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,464 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed, Couch in basement

Nestled on a quiet cul-de-sac near an intricate pathway system and two ponds, this beautifully landscaped home boasts amazing curb appeal and exceptional walkability. As you step into the grand front entry, you'll be greeted by a spacious office, large mud room with built in seating and a convenient powder room. The main floor features 9-foot ceilings, creating an open and airy atmosphere. The home boasts a wide-open concept featuring a cozy living room with a cozy gas fireplace, perfect for relaxing and entertaining. The kitchen is a chef's dream, equipped with full height cabinetry, a large island, quartz countertops, a KitchenAid stove and fridge, a built-in microwave, a Faber hood fan, and upgraded backsplash to the ceiling. The beautiful walkthrough built-in pantry with a niche desk adds functionality and style. In the mudroom, you'll find a custom built-in bench and ceramic tile flooring. Upstairs, a versatile bonus room with vaulted ceilings awaits, perfect for a kids' playroom, movie room or a relaxation area offering tons of natural light. There are two bedrooms and a full bath with large linen closet, along with a laundry room that offers ample counter space, cabinets, and extra storage. The master suite is a true retreat, featuring a linen closet, coffered ceiling, large walk-in closet with a window, and an ensuite bathroom with a free-standing tub, tiled shower, and dual sinks. The fully developed, carpeted basement includes a rec room, a large fourth bedroom with egress windows, a full bathroom with dual sinks and in-floor heating, a cozy office space, and a utility/furnace room. Outside, the beautiful SunCoast System pergola with retractable screens, louvered roof, & gemstone lighting, provides a perfect privacy area. The south-facing backyard features a gas line for the BBQ, interlocking stone, a gas fire pit, and good tree coverage. The shed stays for your convenience. The garage is

equipped with a 220V outlet for charging electric cars and offers generous ceiling height for additional storage or workspace. This home is ideally located close to parks, playgrounds, pathways, schools, shopping, restaurants, coffee shops, and entertainment, with quick access to main roads for easy commuting. Upgrades include spray foam insulation in the basement, Roxul soundproofing throughout, a 5.2 KW solar array that saves about \$1,000/year, triple-pane windows, air conditioning, and a water softener. The yard is enhanced with a stone patio, a gas fire pit, and automatic in-ground sprinklers with five zones. This home offers a perfect blend of luxury, comfort, and convenience.