



**GRASSROOTS**  
REALTY GROUP

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## 43 Mist Mountain Rise Okotoks, Alberta

**MLS # A2188921**



**\$1,299,000**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,608 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Se		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		
<b>Inclusions:</b>	Hot tub		

Stunning home located on a south facing ridge with spectacular MOUNTAIN and RIVER VALLEY views! Discover this exceptional property offering over 3700sqft of meticulously finished living spaces across 3 levels, thoughtfully designed with quality high end and custom finishes! The main floor is sure to impress, featuring upgraded hardwood flooring, tray ceilings, chefs kitchen, main floor office and a mud room complete with custom closet and lockers. The open floor plan has a spacious dinning room with a large built-in buffet & custom shelving flowing into your cozy living room with a beautiful stone fireplace and large windows taking in this unforgettable view. The impressive award-winning kitchen includes an industrial sized Refrigerator/freezer, soft close cabinetry to the ceiling, built in appliances, dbl dishwasher, walk through butlers panty to the huge walk in pantry. Sit the entire family around the 38sqft oversized statement Island, all while taking in the impressive 180 degree ridge view of small town Okotoks! This kitchen is more than just a place to cook, it's the ultimate blend of function and style! On the upper Level find a lovely family room thoughtfully separating the (children's or guest wing) from the large MasterSuite. Enjoy this Luxury Retreat with vaulted bedroom and bathroom ceilings complete with upgraded chandeliers, all while taking in the incredible season changing Sheep River and Rocky Mountain Views! Also ideally located on this level is a laundry room with ample cabinetry, sink and built in drying racks, making household chores a dream. Open concept front bedrooms allow for many different uses for the space. The fully finished basement has a trendy bright open loft feel, completed with upgraded LVP flooring. Enjoy working in your school/hobby room or a daily workout in your private gym with high quality/low maintenance rubber

flooring. An additional guest room and spa like 3pc bath also share this space. Storage will never be a concern in this meticulously planned out home that combines open concept living with practical functionality and includes custom barn doors allowing you to create privacy whenever needed. The backyard is a true oasis to enjoy year round; take pleasure in the convenience of zero-scape landscaping, custom herringbone deck, hot tub, stone patio and built in fireplace. Enjoy taking in the many firework displays put on by the town throughout the year. Steps to the many nature walking paths, downtown Elizabeth St and fishing/kayaking the Sheep River, giving you peace and quite from the city, but an easy 15 minute drive into Calgary. You will fall in love with this highly sought after tight-knit Alberta town! Book a showing today!!!