

# \$743,900 - 101 Mount Rae Heights, Okotoks

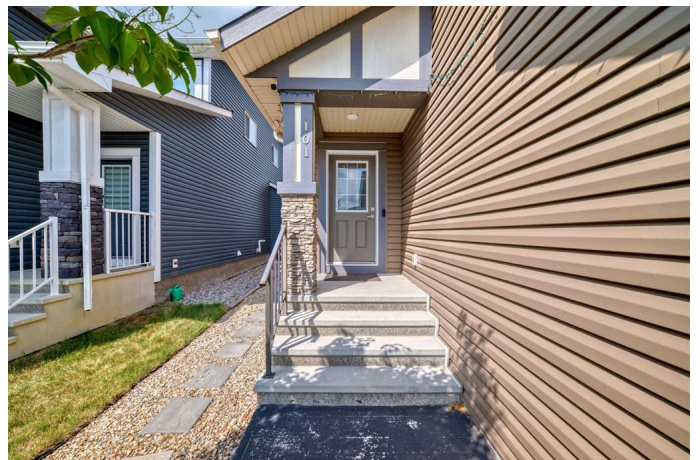
MLS® #A2195226

**\$743,900**

3 Bedroom, 4.00 Bathroom, 2,027 sqft  
Residential on 0.10 Acres

Mountainview\_Okotoks, Okotoks, Alberta

**SIGNIFICANT PRICE DROP!.....**Welcome to this exquisite home nestled in the highly sought-after Mountainview subdivision of Okotoks, just steps away from Darcy Golf Club. This prime location offers quick and easy access to Deerfoot, ensuring convenience and connectivity. Built by Excel Homes, this residence exemplifies thoughtful design and customization to cater to every need and offers over 2600 SQFT of FINISHED LIVING SPACE. The upgraded kitchen is a culinary masterpiece, featuring top-of-the-line SAMSUNG STAINLESS STEEL appliances, stunning granite countertops, and an open-concept layout that is perfect for entertaining guests. There is also an option to have a gas or electric stove. The expansive family room with a custom bamboo ACCENT WALL invites relaxation, while the generously sized bedrooms each boast WALK-IN closets in each room, providing ample STORAGE space. The master bedroom is a true retreat, complete with a luxurious 4-PIECE ENSUITE. An additional 4-PIECE BATHROOM is conveniently located on the first floor. Over the years, this home has been meticulously maintained, with most walls adorned in elegant and expensive wallpaper that add a unique charm and sophistication. The large naturally lit BONUS room provides a great space for relaxation or entertainment and a nook which can act as an OFFICE. The bonus room can easily be converted to an extra bedroom if needed for a fairly cheap price. The fully



FINISHED BASEMENT is a highlight, offering a 4-piece bathroom adorned with custom ITALIAN TILE, a mini cabinet with a wine refrigerator, and the potential to add a sink. The space is versatile, easily accommodating a fourth bedroom or serving as a multi-functional area with a foldable bed, shelving, and a fold-out computer desk, as shown in the pictures. Step outside to the LARGE DECK, perfect for outdoor gatherings and enjoying the serene surroundings. The backyard is a gardener's delight, FULLY LANDSCAPED, fenced, and meticulously maintained, providing a private oasis. The property also comes with a hardwired HD SECURITY CAMERA system which provides added peace of mind. This property presents an excellent opportunity to own a beautiful home in a well-deserved community. Every detail has been thoughtfully considered to offer a blend of elegance, comfort, and functionality. A short drive with limited traffic to Calgary and other amenities makes it a desirable location. Don't miss the chance to make this extraordinary home your own.

Built in 2016

### **Essential Information**

MLS® #	A2195226
Price	\$743,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 101 Mount Rae Heights  
Subdivision Mountainview\_Okotoks  
City Okotoks  
County Foothills County  
Province Alberta  
Postal Code T1S 0P1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features No Animal Home, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden  
Lot Description Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 17th, 2025  
Days on Market 44  
Zoning TN

### Listing Details

Listing Office

2% Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.