



**GRASSROOTS**

REALTY GROUP

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**282 Mountainview Drive  
Okotoks, Alberta**

**MLS # A2292471**



**\$799,900**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,474 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** Garage control

**OPEN HOUSE:** Saturday, May 2nd, 2 - 4 pm. This is it!! Welcome to this amazing STERLING built home in the sought after community of Mountainview!! Featuring 4 bedrooms, 3 bathrooms, an open floor plan and over 3400 sq ft of developed space, this is the perfect home for busy families! As you walk through the front door, you'll be immediately impressed by the high ceilings and open, airy feel. The main floor features an open concept living, dining and kitchen area with loads of windows allowing sunlight in all day long from the sunny south backyard. The kitchen will impress the most discerning buyers with the oversized sit-up island, soft close drawers, walk through butler's pantry with coffee bar and upgraded appliance package including induction stove top and double drawer convection oven. The living area features a beautiful fireplace creating a cozy atmosphere to relax. The bright dining area leads to a landscaped south backyard with pergola for privacy, gas outlet for your BBQ and plenty of room for the kids to play. Completing this floor is a 1/2 bath and oversized boot room with built-ins right off the oversized double garage. Heading upstairs, you'll immediately notice the upgraded plush carpeting and extra wide staircase that leads to a well sized, open bonus room perfect for kids to play or a quiet place to relax. There are 2 ample bedrooms that share a 4-piece bath, a large upper laundry room and a primary suite to die for. The primary bedroom is the perfect retreat with room for your king bed, a large walk-in closet and a luxurious 5-piece bathroom you'll never want to leave. The lower level has been almost fully developed with smart vinyl plank flooring, a big open TV area and plenty of room for toys or a games table plus an ample 4th bedroom. The lower bathroom has been fully roughed-in so it just needs your finishing touch to

be the 4th bathroom in the home. If this weren't enough, this home also comes with air conditioning to make summer's a breeze! All of this, plus a beautiful neighbourhood, will make you happy to call this home. Book your private showing today!! Note: a/c, furnace and dishwasher were all installed/replaced in 2025.