



**26 Mount Rae Terrace  
Okotoks, Alberta**

**MLS # A2292754**



**\$788,000**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,426 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

One of the largest homes under \$800,000 with a finished basement and premium upgrades! Welcome to this well-maintained, 4-bedroom 2426 sq. ft. family home located on a quiet cul-de-sac with desirable east/west exposure. Set on a pie-shaped lot in Mountainview, the property offers a large yard with raspberry bushes, strawberries, and mature shrubs—ideal for gardeners or families looking for extra outdoor space. The backyard is designed for relaxing and entertaining with a great sized deck with Trek decking with a bbq gas line, providing a durable, low-maintenance outdoor living area. Inside, the home features fresh paint and a bright, functional layout. The kitchen is equipped with granite countertops, built-in appliances, and a large island that provides plenty of prep space and seating. There is a quaint coffee bar and a walk-through pantry with custom shelving which adds convenience and storage. Upstairs, the primary suite offers mountain views and includes a 17' x 5' walk-through closet with custom organizers and a 5-piece ensuite. This level also features 3 additional bedrooms, large bonus room, laundry room, and a 4-piece washroom. The basement already includes a finished rec room, legal daylight window for future a bedroom, and a partially completed bathroom making it easy to add a 5th bedroom and full bath. The bathroom is roughed in with the wiring and the subfloor done, ready for the finishing touches. Additional highlights in this home include custom closet organizers, central air conditioning, new hot water tank and humidifier, and a double attached heated garage with built in storage shelving. With close proximity to all the amenities of Okotoks, schools, parks and walking paths, this large family home offers a great balance of style, function, and outdoor living space. Please click the multimedia tab for an interactive virtual 3D tour and

floor plans.