



**211 Mountainview Drive  
Okotoks, Alberta**

**MLS # A2300345**



**\$764,000**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Pergola, basement electric fireplace, tv wall mounts (2), garage opener control(s)

This home has a great layout and outdoor space with low-maintenance turf backyard designed for easy living, complete with rock features, a full-width deck with pergola and BBQ gas line, and your very own putting green—perfect for relaxing evenings or entertaining friends. Inside offers a bright, open-concept main floor featuring hardwood floors, generous kitchen with granite countertops, stainless steel appliances, a walk-in pantry, and a large one-level island. The dining area is large enough for a big table and buffet. The living room features a gas fireplace with TV mount above. The steps down into mudroom and half-bath area give a touch of unique architecture and privacy. Upstairs offers a thoughtfully designed layout with two bedrooms at the front—both with walk-in closets—a full main bath, central bonus room and laundry, and a spacious primary suite at the back featuring a large walk-in closet and a 5-piece ensuite. The fully finished basement provides a wide open rec room, a third full bathroom, and the flexibility to easily add a fourth bedroom (seller willing to add the wall to make the basement bedroom if desired). The OVERSIZED HEATED GARAGE is extended in depth, making it ideal for trucks or additional workspace. With air conditioning, pride of ownership throughout, a location just minutes to Arcy Ranch Golf Club, plus parks, pathways, playgrounds, and your own PUTTING GREEN in the back yard, this home has much to offer!