



**108 Mount Rae Heights
Okotoks, Alberta**

MLS # A2300812



\$965,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,760 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Playset, Trampoline, TV BRacket(s), Shelves, Window Coverings, Wine Cooler

****Open House Sat 2-4**** Welcome to 108 Mount Rae Heights—an exceptional fully developed 5-bedroom Sterling-built “Berkshire” home in the sought-after community of Mountainview, just steps to pathways and stunning views of the Rocky Mountains, Sheep River, and nature reserve. Offering nearly 4,000sqft of developed living space, this thoughtfully designed home features a bright, open layout with superb natural light and exquisite finishing throughout. MAIN FLOOR features a spacious entry foyer, private home office, and a showstopping designer kitchen with upgraded cabinetry, stone countertops, gas range, large island, bar fridge, wine storage, modern backsplash, and walkthrough pantry to the mudroom and garage. The open living and dining areas are anchored by a gas fireplace and framed by large southwest-facing windows that flood the space with natural light and capture incredible views. UPPER LEVEL features a vaulted bonus room, laundry room, and four generous bedrooms, including three connected by a Jack & Jill bathroom. The spacious primary retreat with mountain views offers large walk-in closet, and a luxurious ensuite bathroom with soaker tub, walk-in shower, and dual sinks. FULLY DEVELOPED WALKOUT BASEMENT with 9’ ceiling height features spacious rec room, fifth bedroom, and full bathroom—perfect for guests or growing families. Did we mention AC, hardwood floors, water softener, newer blinds throughout, plus finished garage with epoxy flooring? Truly, this home has it all! Located on a quiet, family-friendly street close to paths, parks, playgrounds, and quick access to Calgary. Explore the virtual tour to experience it for yourself (click 3D for virtual walkthrough).