



GRASSROOTS
REALTY GROUP

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**53 Mist Mountain Rise
Okotoks, Alberta**

MLS # A2302127



\$1,199,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,778 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Furniture negotiable		

Welcome home! This 2020 Sterling Homes-built masterpiece in Okotoks delivers elevated design, thoughtful upgrades, and a highly functional layout in the quiet, sought-after, family-friendly community of Mountainview. Offering over 3,700 sq. ft. of finished living space, this 2-storey features 5 bedrooms, 4 bathrooms, and a front-attached double garage. The main floor is open, refined, and designed for modern living. A dedicated front office provides a polished work-from-home space, while the mudroom off the garage keeps everyday life organized and efficient. The main living area is bright and expansive, anchored by southwest-facing windows that capture mountain views and flood the home with natural light. The kitchen is a true centerpiece, showcasing a massive quartz island, two-tone cabinetry, premium stainless-steel appliances, and a fully equipped butler’s pantry with bar fridge, additional storage, and prep space. The dining and living areas flow seamlessly together, highlighted by a sleek feature fireplace and extending out to a cedar deck with glass railings—perfect for effortless indoor-outdoor entertaining. Upstairs, vaulted ceilings elevate both the central bonus room and primary suite, creating volume and an enhanced sense of space. The primary retreat is a private sanctuary with Scandinavian-inspired design and unobstructed views of greenspace and mountains. The spa-calibre ensuite features heated tile floors, steam shower with bench and niche, freestanding soaker tub, and a large walk-in closet with custom California Closets built-ins and integrated lighting. Three additional bedrooms are generously sized, finished with custom wainscoting and designer details, and share a well-appointed Jack & Jill bathroom with dual vanities. A dedicated upper laundry room with built-in shelving and folding counter adds everyday convenience. The

fully finished basement is designed for both lifestyle and flexibility, offering 9' ceilings, a spacious rec area, and a custom-built kids' zone complete with climbing wall, castle fort, slide, ball pit, and swing—an exceptional indoor play experience. A fifth bedroom—currently used as a home gym — adds versatility, along with a 2-piece bathroom and rough-in for a future wet bar. Additional features include dual-zone heating, HRV system, and air conditioning for year-round comfort and efficiency. Outside, the home backs directly onto natural green space and walking paths, offering privacy, open views, and a strong connection to nature. Located in a thoughtfully planned community with above-average spacing between homes, this property blends modern design, functional luxury, and an exceptional setting for elevated family living. Don't miss your opportunity to build great memories. Call today for your private showing.