



**9 Mist Mountain Rise
Okotoks, Alberta**

MLS # A2304285



\$819,900

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: rubber mats in gym, garage heater

****OPEN HOUSE Sat May 2, 1-3pm Sun 1-3pm**** Nestled in a quiet, family-friendly neighborhood, this vibrant residence puts you within reach of parks, playgrounds, and the winding walking paths that Mountainview is famous for—plus Sheep River and jaw-dropping mountain vistas. You’ll be just minutes from downtown vibes while enjoying a welcoming, small-town feel. Packed with upgrades, this 2260 sq ft two-storey lives large with a bright, open floor plan centered by a welcoming wide front foyer and a mudroom with tons of hooks and storage. The star of the show is the bright custom kitchen, featuring a host/hostess bar with extra cabinetry, an oversized island with quartz counters, a colossal pantry, a gas cooktop, and a built-in oven. Patio doors spill out onto a west-facing backyard designed for effortless entertaining: easy-care landscaping, a handy shed, a gas line for BBQ, and a cozy seating area under a charming pergola. Little details make a big difference—Hunter Douglas blinds keep the sun in check, while central air conditioning keeps things comfy year-round. A snug gas fireplace adds warmth and ambiance to the living room, complemented by stylish pot lighting for mood-setting. A convenient 2-piece bath on the main floor completes the level. Upstairs, a walk through laundry suite designed for seamless everyday living with shelves keeps things tidy, and the primary suite sweeps you into luxury with a upgraded 5-piece ensuite (dual sinks, separate shower, deep soaker tub) and a massive walk-in closet. Three more bedrooms (two with walk-in closets) and a generous bonus room complete the upper level. The fully developed basement hosts a gym that looks pro—with rubber matting that stays put—plus a fifth bedroom and a brand-new three-piece bath with heated floors and storage. The double attached garage

offers infrared heating and a mezzanine storage area for every gadget and gadgetry. PLENTY OF STREET PARKING. Freshly painted and move-in ready, this beauty is just waiting for you to bring the fun and chaos! No work to do—just bring yourself and your personal vibe!