



**9 Mountain Place
Okotoks, Alberta**

MLS # A2304951



\$665,000

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,546 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Front D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, Y		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Storage		

Inclusions: N/A

2700 SQFT OF DEVELOPED SPACE | OVERSIZED GARAGE | QUIET CUL DE SAC | Welcome to 9 Mountain Place, located in Okotoks, one of the most family friendly towns you’ll find. Situated in the established low density neighborhood of Rosemont, with large trees and just minutes to historic downtown, this location truly has it all. As you enter the home you’ll notice the original hardwood flooring throughout + fresh paint, along with an abundance of light flowing through the numerous large windows. The main level features a large living room centred around a wood burning fireplace and large west facing windows, flooding the space with light. There is an additional seating area that could double as a home office, den, or kids play area. The large kitchen features all brand new stainless steel appliances and plenty of cabinet space flowing seamlessly into the dining area, large enough to seat 10 and a perfect setting for entertaining family & friends. The primary bedroom allows for a wide range of flexibility in terms of furniture & offers ample space for almost any couple, with all carpet replaced in 2023 and a large west facing window. The spa inspired main bathroom is one of the focal points of this property, architecturally designed in 2014 and includes in floor heating, granite counters, an Italian tile stand up shower & a beautiful freestanding bathtub. This level also includes 2 additional bedrooms with large windows & plenty of storage space. As you move downstairs you will enter the large mudroom, an ideal place for the kids to hang their coats & backpacks, with plenty of room to wash the paws of your furry friends, another feature you do not typically find in a bungalow. The fully developed basement features a large living and rec space, a huge bedroom with plenty of closet space and a 3pc bathroom, along with a large laundry room with even more storage.

Some of the recent updates totalling more than 85K since purchase include a new furnace and hot water tank in 2016, new shingles on the home in 2015 and on the garage in 2023, added attic insulation, new front and back doors, all new appliances, and not to be overlooked is the additional parking in the front driveway, perfect if you have a boat or smaller RV. The professionally landscaped yard features a new cedar deck and pergola in 2023, new cedar fence in 2011, and includes a wide range of trees, perennials, rose bushes, flowering shrubs along with vines and stepping stones throughout. Enjoy a morning cup of coffee in the sun this summer from this incredible private backyard, with direct access to the oversized 23x23 garage. Located just minutes away is Elizabeth St. with numerous local eateries, coffee shops, ice cream shops and endless exploring along the Sheep River pathway system that runs right through town, with schools, parks and pathways all within walking distance. If you are looking for a family friendly neighborhood & town to either raise a family or retire to a peaceful setting, this is the one for you.