



**79 Mist Mountain Rise  
Okotoks, Alberta**

**MLS # A2308969**



**\$849,000**

<b>Division:</b>	Mountainview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,076 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours Behi		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** refrigerator, electric stove, microwave hood fan, dishwasher, central vac and attachments, security system hardware, washer, dryer, window coverings, mount for TV in living room, 2 fire tables outside, BBQ, chairs and table on walkout level

Open House Sunday, May 10, 2-4pm Perched on a rare ridge lot in Mountainview, this fully finished walkout home offers an unbeatable combination of location, views, and turn-key living. Backing directly onto walking paths with no neighbors behind, you'll enjoy sweeping views over Okotoks, beautiful sunrises, and even glimpses of the mountains — a setting that simply cannot be replicated. Built green with triple pane windows and thoughtfully designed throughout, this home has been barely lived in and shows like a brand-new build — clean, fresh, and completely move-in ready. The main floor features an open-concept layout with a spacious kitchen and living room that lead to a full-width vinyl deck with glass railings, perfect for taking in the views or entertaining. A large pantry, 2-piece bath, and mudroom connect to the insulated, drywalled, and painted garage. Upstairs, the primary suite is positioned to capture the incredible backdrop, complete with a 5-piece ensuite, walk-in closet, and additional linen storage. A generous bonus room separates the primary from two oversized bedrooms and a 4-piece bath, while the upper laundry room adds everyday convenience. The fully developed walkout basement offers a wide open layout with a 3-piece bath and room to add a fourth bedroom if desired. Outside, the large pie-shaped lot is fully fenced and landscaped, offering an expansive backyard along with an additional patio — ideal for relaxing, entertaining, and enjoying the open space. Added extras like a BBQ and two fire tables are included for instant backyard enjoyment, along with lifetime warranty blinds in key areas and approximately three years remaining on the builder's structural warranty. Tucked away on a quiet, family-friendly street, this is a rare opportunity to own a ridge property where the views, space, and

condition all come together seamlessly. Video Tour at <https://rem.ax/4uW9ZJo>