



GRASSROOTS

REALTY GROUP

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**73 Mount Rae Heights
Okotoks, Alberta**

MLS # A2320052



\$719,999

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: Blinds, Curtains, Digital thermostat, wall mounted shelves

Welcome to a home designed for the way families truly live. Located on a lovely street in the sought-after community of Mountainview in Okotoks, this beautifully maintained two-storey home offers over 2,070 sq ft of thoughtfully designed living space, a warm and welcoming atmosphere, and the kind of layout that comfortably grows alongside your family through every stage of life. From the moment you arrive, you'll appreciate the charming curb appeal, friendly neighborhood feel, and exceptional location with quick access to walking paths, parks, playgrounds, schools, and convenient highway access to both Calgary and Millarville. Inside, large windows fill the home with natural light, creating bright and inviting spaces that immediately feel comfortable and connected. The open-concept main living area was clearly designed with both everyday family life and entertaining in mind. The spacious living room offers the perfect place to gather at the end of the day, while the adjoining dining area and beautifully appointed kitchen create a seamless flow throughout the heart of the home. Featuring stainless steel appliances, a large central island, extensive cabinetry, and generous counter space, the kitchen offers both style and functionality for busy mornings, family dinners, and hosting friends with ease. Just off the dining area, sliding doors lead directly to the private backyard where summer evenings can be spent enjoying the large deck, relaxing around the fire pit, gardening, or simply watching kids and pets play in the fully fenced yard. The outdoor space feels like a true extension of the home and offers plenty of room for both entertaining and quiet evenings outdoors. Adding to the practicality of the main level is a convenient powder room, access to the double attached garage, and a true mudroom area that families will appreciate every single day. Upstairs, the home continues to

impress with a spacious bonus room that creates the perfect second living area for movie nights, a kids' playroom, home office, or cozy family retreat. The primary suite offers a peaceful place to unwind, complete with a large walk-in closet and a beautifully designed ensuite featuring dual vanities, a soaking tub, and separate shower. Two additional generously sized bedrooms, another full bathroom, and the convenience of upper-floor laundry complete the upper level. Additional highlights include central air conditioning for those warm summer days, modern finishes throughout, incredible natural light, and an unfinished basement offering endless opportunities to create additional living space tailored to your family's future needs. This is more than just a beautiful home. It's a place where neighbors become friends, kids ride bikes down the street, dinners turn into late-night conversations on the deck, and everyday moments become lifelong memories. Don't miss your chance to see this one today.