



**GRASSROOTS**  
REALTY GROUP

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## 21 Mount Rae Heights Okotoks, Alberta

**MLS # A2347772**



**\$699,999**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Mountainview                  |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 1,906 sq.ft.                  | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 3                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, No Back Lane |               |                   |

|                    |                                                                                                                        |                   |    |
|--------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                                                                                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding                                                                                       | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                                                                                                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |                   |    |

**Inclusions:** Ceiling Fans, Door bell camera, garage shelving

Welcome to this beautifully maintained two-storey home in the established community of Mountainview in Okotoks. Offering a bright, functional layout, a walkout basement and a private backyard, this home is designed for comfortable everyday living. The open-concept main floor features 9' ceilings and a spacious layout with plenty of natural light. The kitchen is centred around a large island and features stainless steel appliances, including a new refrigerator added in June 2025 and a new dishwasher in May 2026. The adjoining dining area offers direct access to the backyard, making it easy to enjoy outdoor dining and entertaining. The living room is anchored by a cozy gas fireplace, creating a comfortable space to relax at the end of the day. A convenient two-piece bathroom and mudroom complete the main level. Upstairs, a spacious bonus room provides additional living space for movie nights, a playroom or a comfortable family retreat. Three bedrooms are located on this level, including the primary suite with a walk-in closet and five-piece ensuite featuring a double vanity and relaxing soaker tub. An additional full bathroom serves the remaining bedrooms. The unfinished walkout basement also offers 9' ceilings and excellent potential for future development, with direct access to the backyard and plenty of opportunity to create additional living space tailored to your needs. SIGNATURE FEATURES OF THIS HOME ARE: Central Air conditioner, 9' Main floor ceilings, Walkout basement, Gemstone exterior lighting, Insulated garage with 240V EV charger outlet. Located in a quiet, established neighbourhood, this Mountainview home offers a great combination of indoor and outdoor space. Don't miss your chance to see it today.