



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**34 Mount Rae Terrace
Okotoks, Alberta**

MLS # A2351009



\$715,000

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,891 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		

Inclusions: Gazebo, TV Mount x4 (Bedroom & Living room downstairs, main floor living room, bonus room), Blinds, Wooden shelves in garage, doorbell camera, Sand box and wooden planters in yard

Tucked away on a quiet cul-de-sac in the desirable community of Mountainview, this beautifully maintained home offers the perfect combination of space, comfort and functionality. Featuring 4 bedrooms, 3.5 bathrooms, a fully finished basement, landscaped yard, central air conditioning and a heated double attached garage, this property has plenty to offer both inside and out! Inside you will find a bright and spacious main floor featuring an open concept layout that seamlessly connects the kitchen, dining and living areas. The kitchen serves as the heart of the home and showcases quartz countertops, stainless steel appliances, generous counter space and ample cabinetry. A convenient built-in workspace off the dining area provides the perfect spot for working from home or staying organized. A 2-piece powder room and spacious mudroom with direct garage access complete the main level. Upstairs, a central bonus room offers a versatile second living space. The spacious primary bedroom features a walk-in closet and private 5-piece ensuite with dual vanities and soaker tub. Two additional bedrooms, a full bathroom and the convenience of upper floor laundry complete this level. The fully finished basement provides even more usable living space with a generous recreation area, fourth bedroom and an additional 4-piece bathroom. Whether you need room for overnight guests, a home gym, entertainment space or a growing household, this lower level offers flexibility to suit your needs. Outside, the backyard is ready to be enjoyed! Complete with a large deck, pergola, and a gas line for a bbq, this space truly makes summer entertaining easy. Additional highlights include a newer refrigerator and dishwasher (2022), washer and dryer (2025), central air conditioning and a heated double attached garage for year round comfort. Situated within easy reach of parks, walking paths

and outdoor recreation, this wonderful property offers the space, convenience and lifestyle you've been looking for.