

26 MOUNT RAE TC



Class: Detached
Type: Detached
Style: 2 Storey
Year Built: 2016
LINC #: [0036278224](#)
Legal Plan: 1412382 **Blk:** 9 **Lot:** 7
Area: Okotoks
Nearest Town:
Community: Mountainview_Okotoks OKMTV
Postal Code: T1S 0M6
Condo Type: Not a Condo
Possession: 60/Negotiable

Land Use: R1N **New Hm:** **Tax Amt/Yr:** \$4,091/2018
Title to Land: Fee Simple **Local Imp Amt:** 0
Conform Rpt: **HOA:** No
Restrictions: Restrictive Covenant-Building Design/Size, **Condo Fee:**
 Utility Right Of Way

COME VIEW THE 3D TOUR of this Mountainview beauty! Huge, fully fenced, pie shaped yard, with a beautiful two tier composite deck, tucked away in a family friendly cul-de-sac! A spacious entrance leads to a highly upgraded kitchen with masses of granite countertops, extended height cabinetry, soft close drawers, upgraded stainless steel appliances, a butler's/walk through pantry & a breakfast bar. The dining nook will host a large dining set. The living room, like the kitchen & dining areas, has immaculate hardwood flooring, as well as a gas fireplace. The main floor also has a half bath & a large mud room with a bench. Upstairs, you'll find a laundry room, along with 4 great bedrooms & a bonus room! The spa like master suite features a 5 pc en-suite with granite countertops & a massive walkthrough closet! Granite too, in the 5 pc family bathroom. Triple glazed above-grade windows! The basement has a great layout for your future finishing ideas & you'll love the extended height ceiling! Make it yours!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 4/4 Rms Abv: 9 F/H Baths: 2/1					
Kitchen	4.2X3.8	13'10"X12'6"	M						
Room Type	Dim/M	Dim/Ft	Level						
Bkfst Nook	3.8X2.7	12'5"X8'10"	M						
Living Rm	4.6X4.2	15'0"X13'11"	M						
Bonus	4.6X4.0	15'2"X13'1"	U						
Mstr Bed	4.8X4.1	15'10"X13'5"	U						
Bedroom	3.0X3.0	9'11"X9'11"	U						
Bedroom	3.3X3.0	10'11"X9'11"	U						
Bedroom	3.5X3.0	11'6"X9'11"	U						
Laundry	2.9X1.7	9'5"X5'5"	U						
				Baths:	2P	3P	4P	5P	6P
				EnSt Bth:	1	0	0	1	0
				Level	Mtr2:		Sq Ft		
				Main:	87.42		941		
				Upper:	137.87		1,484		
				Above Grade:					
				Lower:					
				Below Grade:					
				Total A.G.	225.29		2,425		

Property Information

Basement: Full-Unfinished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Vinyl
Roof Type: Asphalt Shingles
Front Exp: West
Garage Dim: 20'0" x 25'6"
Parking: 4/Double Garage Attached, Insulated, Over Sized
Features: Ceiling 9 ft., Deck, Porch, Programmable Thermostat, Windows - Vinyl
Site Influences: Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools
Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings-All
Goods Excluded: Contact listing agent for full list of included and excluded items.
HOA Fee Incl:

Heating: Forced Air-1
Fin FP/Rgh-In: 1
Lot Shape: Pie Shaped
Lot Sq M: 0.00 m2
Frntg X Depth: 6.89x39.2
Flooring: Carpet, Ceramic Tile, Hardwood

Fuel: Natural Gas
Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX REALTY INNOVATIONS
Ownership: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).