

**9 Mountain Place  
Okotoks, Alberta**

**MLS # A2282183**



**\$715,000**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Landsc		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Laminate Counters, Storage		
<b>Inclusions:</b>	NA		

Charm meets convenience in this delightful single-family abode! Step into a world of warmth and comfort as you enter this stylish, fully finished bungalow tucked away on a quiet cul-de-sac in the highly sought-after family-friendly Rosemont neighborhood. Embrace the tranquility of the landscaped backyard oasis, your own private retreat after a long day. This stylish house boasts refinished hardwood flooring, a cozy wood-burning fireplace, and an abundance of natural light that dances through the many windows. Take pleasure in the gourmet kitchen, featuring beautiful maple cabinetry, a center island, and stainless-steel appliances - a haven for aspiring chefs. Savor your morning coffee on your east-facing deck while enjoying the many bird songs in the surrounding trees. Enjoy the feeling of a lux retreat in your updated main bathroom offering soothing colors and luxurious features such as in-floor heating and a free-standing bathtub. The fully finished lower level provides generous additional living space including a large bedroom, recreational room and full bathroom. With top-notch schools and amenities just a stone's throw away, this house is your gateway to a dynamic lifestyle, complete with trendy eateries, walking paths nearby, parks, and cultural hotspots this property offers the perfect balance of comfort, functionality, and location.