

26 Mount Rae Terrace Okotoks, Alberta

MLS # A2283093



\$859,800

Division:	Mountainview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,474 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage Shed, TV Mounts		

26 Mount Rae Terrace is the perfect family-friendly home to raise a family. The welcoming entry features a tiled foyer paired with the warmth of hand-scraped hardwood flooring, creating an inviting first impression for family & guests. The walk-through mudroom acts as an extension of the kitchen, featuring a stylish coffee bar, pantry with custom shelving, plus the everyday convenience of custom shoe shelving, built-in bench seating & coat hooks. Direct access to the heated garage with gas heater adds exceptional functionality. The chef's kitchen features extended cabinetry, ample counter space, granite countertops, abundant lower drawers & full-height uppers, with new custom lighting in the kitchen & dining area. A large centre island offers seating for two, wine racks & cookbook shelving. Gas cooktop & stainless steel built-in oven/microwave complete the space. The dining area & family room are open to the kitchen & highlighted by a stone-surround fireplace & large windows overlooking the massive east-facing backyard. Enjoy the expansive composite deck with new privacy screen, ideal for outdoor entertaining, with added trees enhancing privacy. Upstairs, all three children's bedrooms include walk-in closets. The main bath features dual sinks, granite counters & a pocket door separating the toilet & bathing space from the wash area, allowing multiple children to get ready at once. The laundry room includes storage shelving, a raised custom pedestal for front-load washer & dryer & a folding shelf. The primary suite offers west-facing windows with mountain views, a walk-through closet with custom built-ins & an ensuite with dual sinks, high-profile cabinetry & a separate shower. The finished basement includes a refreshed recreation room with wood slat ceiling, central gym space & rough-ins for a future bathroom. New central

air conditioning adds year-round comfort. New custom lighting & granite finishes complete this exceptional family home.