

# \$775,000 - 209 Mountainview Drive, Okotoks

MLS® #A2247836

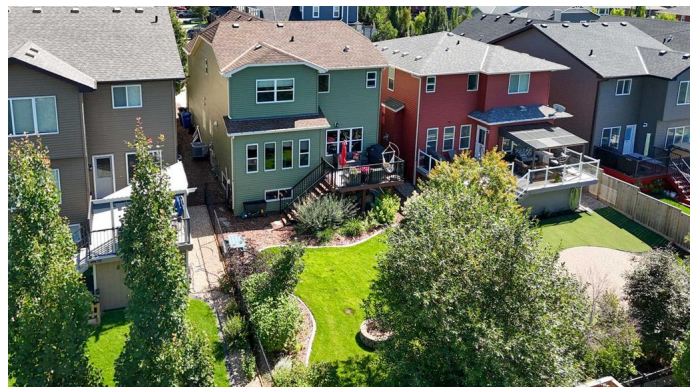
**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,064 sqft

Residential on 0.10 Acres

Mountainview\_Okotoks, Okotoks, Alberta

209 Mountain View Drive, Okotoks â€“ Fully Finished 4-Bedroom Showpiece! Welcome to this impeccably maintained, fully finished 4-bedroom home in the desirable Mountainview community of Okotoks. With over 2,000 sq ft above grade plus a beautifully finished 800+ sq ft basement, this property offers space, comfort, and style for the whole family. Step inside to find wide plank engineered hickory flooring, granite countertops, and a beautiful executive-style kitchen complete with a pantry, updated lighting, and beautiful views of your mature yard. The open-concept main floor is well appointed with a beautiful gas fireplace as a focal point and flows easily to the west-facing backyard, where youâ€™ll enjoy a mature, private setting from your gorgeous composite deck â€“ the firepit will add to your perfect evenings of relaxing or entertaining. Upstairs, the primary suite, complete with 5 pce gorgeous ensuite, is privately tucked at the back of the home, while two additional bedrooms are set at the front, sharing a spacious 4-piece family bathroom. A large bonus room offers the ideal spot for family movie nights or a home office. The upper level laundry room adds convenience and extra storage. The builder-finished basement adds a fourth bedroom, a 3-piece bath, a bright living area, and plenty of storage in the utility room. This home is loaded with upgrades, including central air conditioning, Hunter Douglas blinds, a new HRV, new hot water tank, water



softener, and more. Located close to the new Safeway shopping centre, schools, and Okotoks's™ extensive pathway system, this home offers the perfect balance of privacy, convenience, and luxury.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247836    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,064       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 209 Mountainview Drive |
| Subdivision | Mountainview_Okotoks   |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0L6                |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Detached, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                                                                                     |
| Cooling         | Central Air                                                                                                                                               |
| Fireplace       | Yes                                                                                                                                                       |
| # of Fireplaces | 1                                                                                                                                                         |
| Fireplaces      | Gas, Living Room                                                                                                                                          |
| Has Basement    | Yes                                                                                                                                                       |
| Basement        | Finished, Full                                                                                                                                            |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line                     |
| Lot Description   | Front Yard, Landscaped           |
| Roof              | Asphalt                          |
| Construction      | Vinyl Siding, Cement Fiber Board |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 14                |
| Zoning         | TN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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