

**2 MOUNT RAE TC**



**Class:** Detached  
**Type:** Detached  
**Style:** 2 Storey  
**Year Built:** 2015  
**LINC #:** [0036278349](#)  
**Legal Plan:** 1412382 **Blk:** 9 **Lot:** 19  
**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:** \$4,169/2018  
**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! Mountain views! Triple glazed above grade windows! Spacious tiled entrance leads to a den with hardwood flooring. The kitchen is huge & features masses of granite countertops, extended height cabinetry, soft close drawers, upgraded stainless steel appliances, a walk through pantry & a breakfast bar with upgraded pendant lighting. The dining nook, also with upgraded lighting, will host a large dining set. The living room, like the kitchen & dining areas, has hardwood flooring, as well as double aspect windows & 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 master suite features a 5 pc en-suite with a granite countertop. Granite too, in the 5 pc family bathroom. The fully landscaped/fenced yard has an in-ground sprinkler system, raised vegetable borders, a dog run, a vinyl shed & a terrific 2 level deck with a gazebo & a hot tub!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 4/4 Rms Abv: 10 F/H Baths: 2/1					
Den	4.0X3.3	13'0"X10'9"	M						
Room Type	Dim/M	Dim/Ft	Level						
Living Rm	4.2X4.2	13'11"X13'9"	M						
Kitchen	4.9X3.5	16'0"X11'4"	M						
Dining Rm	3.5X3.4	11'4"X11'0"	M						
Bonus	4.2X4.2	13'11"X13'11"	U						
Mstr Bed	4.3X4.2	14'2"X13'11"	U						
Bedroom	3.4X3.0	11'3"X9'11"	U						
Bedroom	3.5X2.9	11'4"X9'7"	U						
Bedroom	3.2X3.0	10'5"X9'11"	U						
Laundry	3.1X1.6	10'2"X5'2"	U						
				<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>
				<b>EnSt Bth:</b>	1	0	0	1	0
				<b>Level</b>	<b>Mtr2:</b>		<b>Sq Ft</b>		
				<b>Main:</b>	102.38		1,102		
				<b>Upper:</b>	138.43		1,490		
				<b>Above Grade:</b>					
				<b>Lower:</b>					
				<b>Below Grade:</b>					
				<b>Total A.G.</b>	240.80		2,592		

Property Information

**Basement:** Full-Unfinished  
**Suite:** Suite - None  
**Construction:** Wood Frame  
**Foundation:** Concrete  
**Exterior:** Stone, Vinyl  
**Roof Type:** Asphalt Shingles  
**Front Exp:** East  
**Parking:** 4/Double Garage Attached, Insulated, Over Sized  
**Features:** Ceiling 9 ft., Deck, Dog Run-Fenced In, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Vacuum System-Roughed-In, Windows - Vinyl  
**Site Influences:** Corner, Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, View, View Mountain  
**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Hot Tub, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Electric, 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:** Irregular  
**Lot Sq M:** 0.00 m2  
**Frntg X Depth:** 12.88x40.33  
**Flooring:** Carpet, Ceramic Tile, Hardwood  
**Fuel:** Natural Gas  
**Fuel:** Gas Only

Agent & Office Information

**List Firm:** RE/MAX IREALTY INNOVATIONS  
**Ownership:** Private

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