

# \$809,900 - 263 Mountainview Drive, Okotoks

MLS® #A2256243

**\$809,900**

5 Bedroom, 4.00 Bathroom, 2,548 sqft

Residential on 0.08 Acres

Mountainview\_Okotoks, Okotoks, Alberta

Welcome to Mountainview, Okotoks, a home that truly has it all!

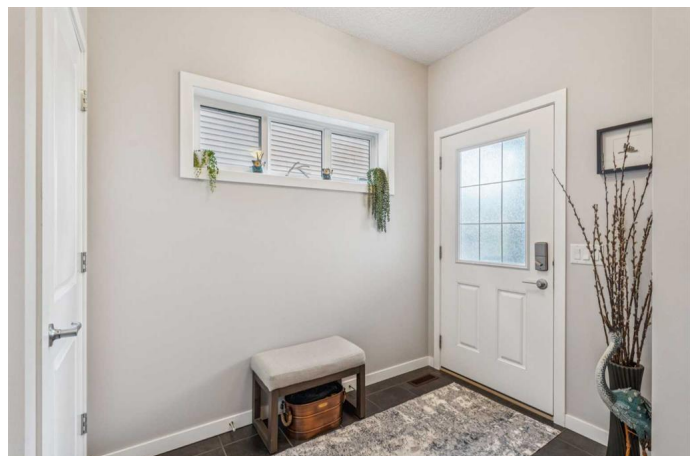
This beautifully maintained property offers over 2,500 sq. ft. above grade plus a professionally developed basement by the builder adding nearly 1,000 sq. ft. of extra living space.

Perfectly situated on a quiet street in one of the most desirable communities in Okotoks, this home is designed to impress inside and out.

Step inside to discover a spacious, open-concept main floor with 9-foot ceilings, creating an airy and inviting atmosphere ideal for both family living and entertaining. The gourmet kitchen flows seamlessly into the dining and living areas, while large windows frame views of the professionally landscaped yard.

Upstairs, you'll find four generously sized bedrooms, including a primary retreat with spa-inspired ensuite, while the fifth bedroom in the lower level offers flexibility for guests, teens, or a home office. The fully developed basement also features high ceilings, a large rec room, and plenty of storage.

This home is loaded with upgrades; Central A/C for year-round comfort, 220 amp EV charger in the garage + roughed-in 220 amp plug for a hot tub, New oversized hot water tank (2024), Water softener, Gas line for BBQ, Oversized double attached garage



Every detail has been thoughtfully considered, from the landscaping that enhances curb appeal to the modern conveniences inside. This is the perfect balance of style, function, and location. Don't miss your chance to call this exceptional property in Mountainview home!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256243    |
| Price          | \$809,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,548       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 263 Mountainview Drive |
| Subdivision | Mountainview_Okotoks   |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0N1                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub                                            |
| Appliances        | Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                     |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other, Rain Gutters                                     |
| Lot Description   | Back Yard, Few Trees, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stone, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | TN                   |

## Listing Details

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

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