



## 108 Threepoint Cove Okotoks Alberta

\$909,900

If you are looking for mountain views, walking paths and a tranquil pond to reflect the beautiful Alberta Foothills sunsets, then welcome to this beautiful 3 bedroom walkout bungalow. Walking in you will notice the luxury wide plank vinyl flooring, neutral designer colors, and vaulted ceilings. This home has lots of upgrades, including lots of triple paned windows to take advantage of natural light and Gemstone lighting all around. Everything is here for the chef in the house with plenty of soft-close cabinetry and counter space, 5 burner gas stove, range hood, quartz counters, a large island with extra storage and wine racking, wine fridge, dbl door refrigerator with water, ice features, and cooler drawer. The kitchen has under cabinet lighting, upgraded pantry shelving and a built-in microwave. For those cooler winter evenings, the living room has a cozy gas fireplace with built ins and extra bench storage and huge windows facing West towards the pond, mountains and sunsets. You can walk out onto the 27 x 10 ft deck and enjoy peace and quiet and the view, in the rain or in the sun, as it's partially covered with a retractable roof and remote-controlled screens to create an outdoor living space. Gas hookups are located on the deck as well as down on the patio. The primary bedroom will fit all your big furniture and king-size bed with a transom window feature between the living room and bedroom. The spa inspired bathroom feels like a retreat in itself, with in-floor heating, a gorgeous standalone tub, long dual vanity with quartz counter, extra-large tiled shower with seating, rain shower head and removable shower handle. Private water closet and a walk-in closet will keep a couple happy with enough room for both. On the main floor is a 2-piece bath with linen closet and a laundry room/mud room with sink and bench seating, and broom closet. Entrance from the laundry ro...

Bedroom 13.08 Ft x 10.92 Ft

Bedroom 15.17 Ft x 12.00 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

Recreational, Games room 25.42 Ft x 13.50 Ft

Furnace 16.92 Ft x 9.17 Ft

Other 8.17 Ft x 2.08 Ft

Other 14.42 Ft x 13.00 Ft

Pantry 8.08 Ft x 3.42 Ft

Dining room 14.83 Ft x 8.50 Ft

Living room 16.67 Ft x 13.00 Ft

Laundry room 14.17 Ft x 6.67 Ft

Primary Bedroom 13.00 Ft x 11.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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Other 11.00 Ft x 8.25 Ft

2pc Bathroom 9.92 Ft x 4.92 Ft

Other 9.92 Ft x 7.42 Ft

6pc Bathroom 12.25 Ft x 9.92 Ft