



9 Mountain Place Okotoks Alberta

\$685,000

Hi and welcome to 9 Mountain Place! This stylish cozy bungalow tucked away in a quiet cul-de-sac in the highly sought-after, family-friendly Rosemont neighborhood reflects comfort and provides peace of mind in the numerous upgrades totaling approximately \$85k that the current owner has done since purchase in 2019. These upgrades include: house shingles replaced in 2015, garage shingles replaced in 2023, installation of a high efficiency furnace and new hot water tank in 2016, additional attic insulation in 2023, kitchen windows replaced in 2012, office window replaced in 2024 (all other windows have been upgraded by a previous homeowner since the house was built in 1974), back door replaced in 2016, front door replaced in 2022, main bathroom (architect-designed) was totally renovated in 2014 and includes luxurious features such as in-floor heating, granite countertop, Italian tile and a freestanding soaker tub. Additional upgrades include carpet replacement in the Master bedroom in 2023, back deck replaced with cedar in 2023, fence upgraded and replaced with cedar in 2011, backyard professionally landscaped (trees, flowering shrubs, two rose bushes, climbing vines, etc and stepping stones) and front awning added in 2022 enhancing both curb appeal and functionality. In addition, all light fixtures have been replaced as well as all kitchen appliances including a new Bosch dishwasher. This home boasts refinished hardwood flooring, a custom-made built-in oak bookcase in the library/reading room, a wood-burning fireplace, beautiful maple cabinetry in the kitchen as well as a custom-made center island. Plenty of windows provide an abundance of natural light while the house, facing east, receives early morning light on the deck and in the kitchen while large windows in the living room that faces west, provide soft evening light as the sun sets. A bit about the immediate are...

3pc Bathroom 4.92 Ft x 8.42 Ft

Bedroom 13.00 Ft x 14.17 Ft

Laundry room 12.83 Ft x 10.92 Ft

Recreational, Games room 32.00 Ft x 28.25 Ft

Storage 9.33 Ft x 10.42 Ft

4pc Bathroom 10.67 Ft x 8.08 Ft

Bedroom 11.42 Ft x 8.00 Ft

Dining room 8.75 Ft x 10.17 Ft

Family room 10.92 Ft x 11.92 Ft

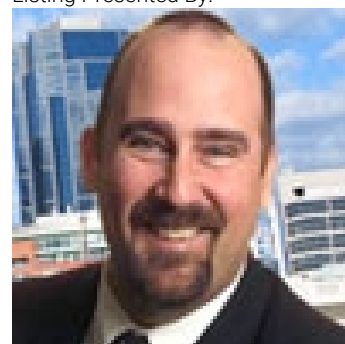
Kitchen 14.92 Ft x 14.33 Ft

Living room 12.00 Ft x 17.00 Ft

Other 6.92 Ft x 16.50 Ft

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Listing Presented By:



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Bedroom 10.42 Ft x 11.33 Ft

Primary Bedroom 11.42 Ft x 13.17 Ft