

# **\$699,000 - 40 Mountain Street W, Okotoks**

MLS® #A2246867

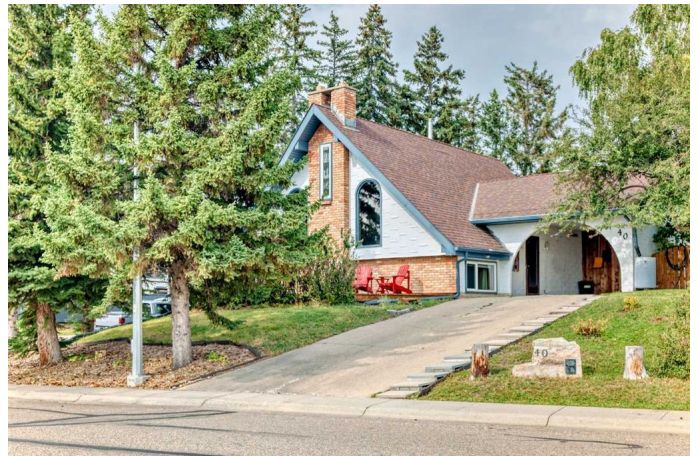
**\$699,000**

3 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.15 Acres

Rosemont., Okotoks, Alberta

This UNIQUE and charming A-FRAME home offers 1540 sq. ft. of indoor living and a backyard perfect for ENTERTAINING! This CORNER lot is situated on a quiet street across from a beautiful green space and walking TRAILS. The main level features laminate floors, a living room with a brick framed fireplace for cozy winter nights with VAULTED CEILINGS and an adjacent dining room. There is also a 2 piece bathroom and a SECRET ladder leading up to the LOFT (perfect for kids or grandchildren). The renovated kitchen has a good sized island/eating bar, stainless steel appliances, including a NEW Fridge and Dishwasher and BREAKFAST NOOK. There are large patio doors for plenty of SUNLIGHT & access to the UPPER deck. From there, stairs lead to the NEWLY REBUILT LOWER DECK, backyard and DOUBLE detached GARAGE. The backyard has mature trees and is quite private. Moving to the lower level of the home, you will find 3 large bedrooms including the Primary, a 4 piece family bathroom and a laundry/storage/utility space. There is a convenient CARPORT that is enclosed on 3 sides. The detached garage offers a separate storage room and a huge ATTIC above which could be used as a FLEX-ROOM. Finally, there is a SOUTH facing front deck and no neighbors across the street, just the beautiful Lineham Park, a dedicated GREENSPACE, never to be developed! This CHARACTER home should not be missed!



Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246867    |
| Price          | \$699,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 750         |
| Acres          | 0.15        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40 Mountain Street W |
| Subdivision | Rosemont.            |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 1G7              |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 3                                                                          |
| Parking        | Double Garage Detached, Alley Access, Concrete Driveway, Carport, Enclosed |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Beamed Ceilings        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |

|                 |                                         |
|-----------------|-----------------------------------------|
| # of Fireplaces | 1                                       |
| Fireplaces      | Living Room, Wood Burning, Brick Facing |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full                          |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Views, Greenbelt |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Stucco                                                  |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | TN                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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