

# **\$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	1
Zoning	TN

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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