

# \$715,000 - 69 Westmount Circle, Okotoks

MLS® #A2213570

**\$715,000**

3 Bedroom, 4.00 Bathroom, 1,925 sqft

Residential on 0.10 Acres

Westmount\_OK, Okotoks, Alberta

WOW! Pride of ownership is abundant in this IMMACULATE, original (one) owner, 2-storey, walk-out and is located in the quiet neighbourhood of Westmount, waiting for its new family! Inside this extremely well kept, 3-bedroom, 4-bathroom family home, you'll find a meticulously maintained interior with spacious living areas, upgraded finishes, and thoughtful details throughout. The main floor boasts a welcoming front entry, open concept kitchen, large windows with ample light, cozy family room with fireplace, built-ins in the pantry, hardwood floors and plenty of storage. The upper floor has 3 beds, large bonus room with vaulted ceiling, laundry, primary with 4-piece ensuite and walk-in closet. The walk-out basement was finished within the last 6-years (permits included) with a luxurious bathroom, awesome rec room for entertaining and wet bar. The garage is an extension of this home with storage solutions, garage heater and is neat as a pin. Outside you'll find a fully fenced yard, over the top shed that any buyer will love and underground sprinklers. The roof has also been replaced in late 2024 with transferrable owner warranty. This home is just steps from beautiful parks, scenic river pathways and all the amenities you need. It really offers the perfect blend of convenience and serenity. Whether you're relaxing in the bright, open-concept living space or entertaining in the fully finished basement, this home truly has it all. Don't miss your chance to live in one of Okotoks's most



sought-after communities!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213570    |
| Price          | \$715,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,925       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 69 Westmount Circle |
| Subdivision | Westmount_OK        |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 0B7             |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Bar Fridge  |
| Heating           | Forced Air, Natural Gas  |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Underground Sprinklers, Gentle Sloping |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 10               |
| Zoning         | TN               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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