

# \$899,000 - 115 Westmount Green, Okotoks

MLS® #A2212895

**\$899,000**

5 Bedroom, 4.00 Bathroom, 2,753 sqft

Residential on 0.13 Acres

Westmount\_OK, Okotoks, Alberta

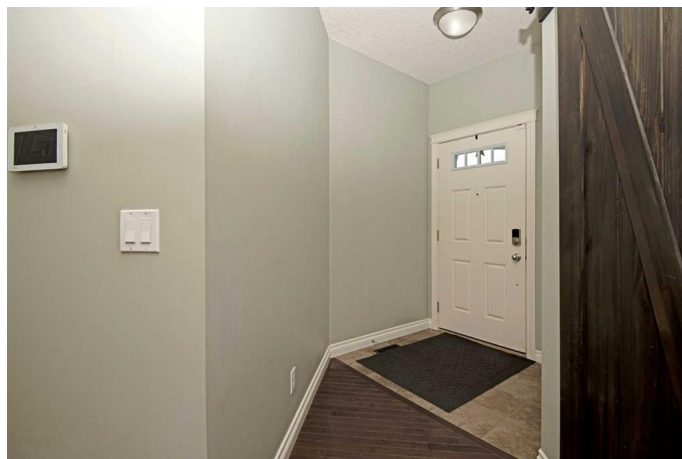
Massive, air conditioned, 2 storey walkout home in ever popular Westmount, situated at the head of a family friendly cul-de-sac and sitting on a pie-shaped lot that backs west to a wide open green space, walking path system and playground! The local school and the best of Okotoks' shopping are a short walk away! Extended width front driveway leads to the double attached garage which benefits from an elegant new garage door.

Beyond the covered front porch, enter into this super family home. On your left are barn doors granting access to a den, ideal for the home worker. Beyond is the large but cozy living room with a gas fireplace and a wall of windows overlooking the green space behind. The windows continue into the huge dining room and massive and upgraded kitchen which has light coloured, extended height cabinets, a large island and breakfast bar that can accommodate the whole family, granite countertops galore, a stainless steel appliance package and a door leading to the oversized walk through pantry which has a freezer. The main floor completes with a mud room and a half bathroom.

Upstairs, you'll find a huge bonus room with a vaulted ceiling, a gas fireplace and a mass of windows offering views east across and beyond town! To the rear of the home is the primary bedroom, which has a sumptuous 5 pc ensuite bathroom, a laundry room and one of



For 3D Tour, click the multimedia/virtual tour/video button



the other 3 bedrooms, all of which are well proportioned and share the 4 pc family bathroom.

The builder finished basement offers a family room with yet another fireplace, a recreation room with an excellent kitchenette, a large fifth bedroom, a 4 pc basement bedroom and plenty of storage space in the utility room and under the staircase.

The rear yard has a large main level deck with a patio beneath, a hot tub, a shed and direct access to the green space and instead of lawn, you'll find shale, to keep the yard maintenance to a minimum!

The oversized double attached garage is heated, drywalled and insulated, has a side mounted garage door opener, hosts the central vacuum system and has excellent internal height that might lend itself to installing a future car lift and/or wall mounted shelving.

Excellent value here. Call your favourite Realtor, book a showing and make it yours!

Built in 2011

### **Essential Information**

MLS® #	A2212895
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,753
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	115 Westmount Green
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2L3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, Concrete Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Mantle, Other, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	12
Zoning	TN

**Listing Details**

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.