

# \$679,900 - 71 Westmount Circle, Okotoks

MLS® #A2207467

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,260 sqft

Residential on 0.10 Acres

Westmount\_OK, Okotoks, Alberta

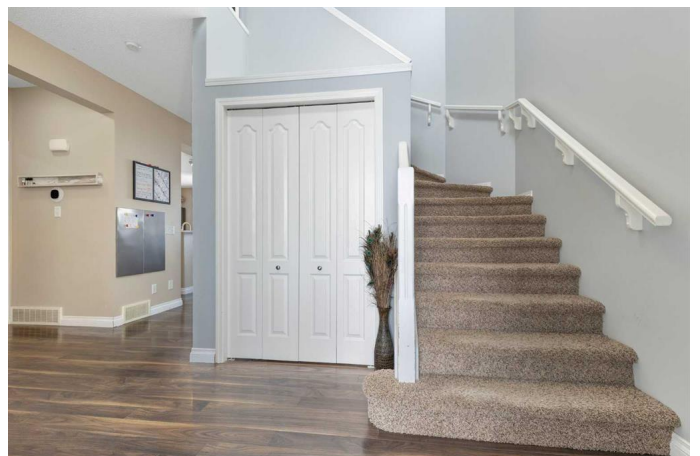
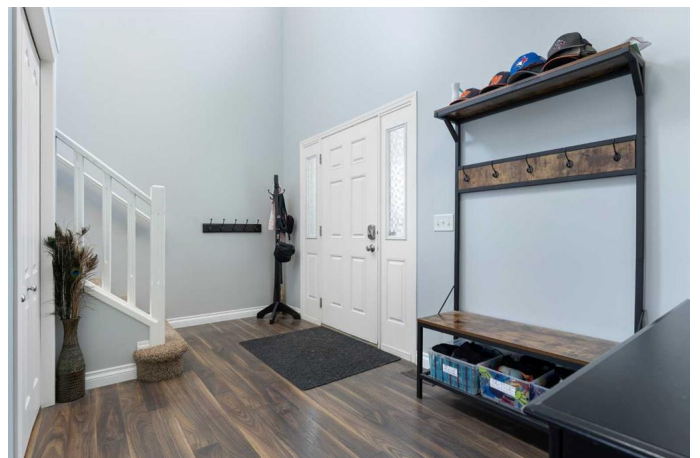
Seller is offering a credit toward interior paint—an ideal opportunity to personalize the space with your own style and colours.

Welcome to this beautiful 3-bedroom home with a double attached garage, located in the sought-after community of Westmount—just minutes from shopping, amenities, and a short walk to the Westmount School.

The main level features an open-concept layout filled with natural light. The bright kitchen offers a central island with bar seating, stainless steel appliances, and a walk-in pantry that conveniently leads to the laundry area and garage. The spacious dining area overlooks the backyard patio, while the cozy living room is anchored by a gas fireplace and a large picture window.

Upstairs, you'll find a generously sized bonus room with vaulted ceilings and large windows—perfect as a family room, play space, or home office. The primary bedroom offers excellent storage with included wardrobes, a walk-in closet with built-in organizers, and a private ensuite with a soaker tub and walk-in shower. Two additional bedrooms and a full bathroom complete the upper level.

Step outside to the back patio, ideal for summer BBQs, with stairs leading down to a large, fully fenced backyard—perfect for kids,



pets, or entertaining.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207467    |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,260       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 71 Westmount Circle |
| Subdivision | Westmount_OK        |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 0B7             |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached, Front Drive, Insulated, Garage Faces Front |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings             |
| Heating           | Central, Natural Gas                                                                                                                      |
| Cooling           | None                                                                                                                                      |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Front Yard          |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

## Additional Information

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

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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