



THE
A-TEAM

**RE/MAX
FIRST**

235 WESTMOUNT Crescent, Okotoks T1S 2J2

MLS®#: **A2166543** Area: **Westridge** Listing Date: **09/18/24** List Price: **\$650,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,183 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,783**
 Low Sqft:
 Ttl Sqft: **1,783**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Rectangular Lot

Park Feat:

Double Garage Attached,Garage Faces Front,Heated Garage,Insulated

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Kitchen Island,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`4" x 6`1"	Living Room	Main	14`0" x 17`10"
Kitchen	Main	14`10" x 10`11"	Dining Room	Main	13`1" x 7`1"
Laundry	Main	10`9" x 9`5"	2pc Bathroom	Main	5`10" x 5`6"
Family Room	Upper	15`11" x 11`8"	Bedroom - Primary	Upper	17`7" x 18`4"
Bedroom	Upper	9`9" x 10`7"	Bedroom	Upper	12`4" x 9`7"
4pc Ensuite bath	Upper	8`10" x 8`11"	4pc Bathroom	Upper	4`11" x 8`4"
Game Room	Basement	20`4" x 21`3"	Office	Basement	9`9" x 10`7"

Furnace/Utility Room

Basement

16`5" x 10`11"

3pc Bathroom
Legal/Tax/Financial

Basement

5`1" x 7`6"

Title:
Fee Simple
Legal Desc:

0411351

Zoning:
TN

Remarks

Pub Rmks: **Welcome to 235 Westmount Crescent, nestled in the charming town of Okotoks! This beautifully designed two-storey home offers an impressive 2,500 square feet of living space and is perfectly positioned with a west-facing backyard, backing onto a park and walking trails. Imagine relaxing on your two-tiered, maintenance-free composite deck while soaking in those stunning Foothills' sunsets. Inside, the open-concept main floor is ideal for modern living. A separate front entrance keeps coats and shoes organized and out of your living space. The bright, inviting living room offers a cozy place to curl up by the gas fireplace. Next, you'll find yourself in the spacious kitchen with ample storage and a full pantry. The dining room opens directly onto the backyard, perfect for entertaining family and friends. Your half bath is tucked away next to the garage entrance, along with an additional coat closet and your laundry room. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private ensuite, plus a versatile bonus room offering even more space. The fully developed basement has a fourth bedroom, a large family room or flex space, built-in speakers, a wet bar, and plenty of room to unwind. With a heated double-attached garage, AC and a location that puts Westmount School, shopping, dining, and recreational amenities just a short walk away, this home offers the perfect blend of convenience and comfort.**

Inclusions: **AC Unit, Fireplace in Basement**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











