



THE
A-TEAM

**RE/MAX
FIRST**

60 WESTMOUNT Way, Okotoks T1S 0B7

MLS®#: **A2167131**

Area: **Westmount_OK**

Listing Date: **09/19/24**

List Price: **\$734,990**

Status: **Active**

County: **Foothills County**

Change: **-\$15k, 19-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,839 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,418**
Low Sqft:
Ttl Sqft: **2,418**

DOM

62
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Street Lighting,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`0" x 12`1"	Dining Room	Main	8`10" x 12`1"
Kitchen	Main	12`10" x 16`0"	Breakfast Nook	Main	10`2" x 11`0"
Family Room	Main	14`10" x 15`0"	Office	Main	9`3" x 9`5"
Laundry	Main	5`8" x 8`0"	Entrance	Main	4`10" x 5`3"
Bedroom - Primary	Second	15`4" x 19`9"	Bedroom	Second	9`0" x 10`10"
Bedroom	Second	9`0" x 10`4"	Bonus Room	Second	12`7" x 15`5"
Flex Space	Basement	9`10" x 14`3"	Game Room	Basement	14`3" x 17`0"

Family Room
Furnace/Utility Room
4pc Bathroom
4pc Bathroom

Basement
Basement
Second
Basement

12`10" x 17`0"
10`10" x 11`8"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
2pc Bathroom
5pc Ensuite bath

Basement
Main
Second

9`2" x 11`6"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714962

Zoning:
TN

Remarks

Pub Rmks: **BEAUTIFUL FAMILY HOME !! (PLEASE NOTE THE \$15,000 PRICE REDUCTION) This big, bright & beautiful, 2418 sq. ft, 2 storey home, (WITH OVER 3400 SQ FT OF DEVELOPED LIVING SPACE) located on a quiet street, close to schools & shopping has it all ! The main floor features hardwood flooring & 9 ft ceilings throughout. You'll find a large, formal living room & dining room along with the family room (WITH GAS FIREPLACE), huge, gourmet kitchen (WITH GRANITE COUNTERTOPS, ISLAND WITH BREAKFAST BAR, STAINLESS APPLIANCES & UPGRADED CABINETS WITH DRAWERS & MORE) all flowing together. There's also a private office, main floor laundry and a 2 pc. bath. Upstairs you'll find 3 big bedrooms, including the huge primary suite (WITH 5 PC. ENSUITE & WALK IN CLOSET) as well as a private bonus room and family 4 pc. bath. The basement is fully, professionally developed with a massive family room, recreation space & bar. There's also an oversized bedroom along with a 4pc. bath and plenty of storage. You`ll love the Hot Water Recirculating Pump ! Outside there's a double attached, front garage (DRYWALLED & INSULATED), cozy front porch, a large rear deck & patio and nicely landscaped yard. Book your showing today!!**

Inclusions: **NA**
Property Listed By: **RE/MAX First**

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











