

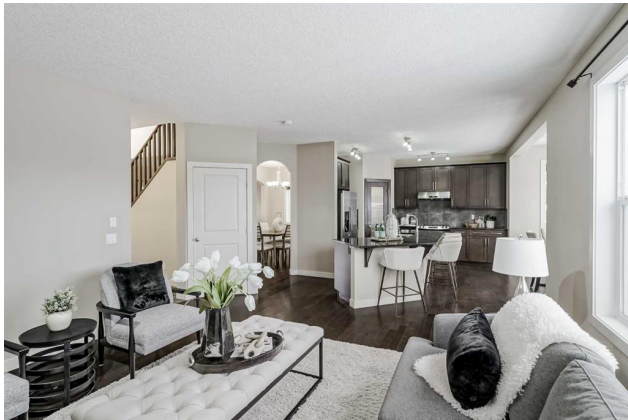


THE
A-TEAM

**RE/MAX
FIRST**

60 WESTMOUNT Way, Okotoks T1S 0E1

MLS@#: **A2185600** Area: **Westmount_OK** Listing Date: **01/08/25** List Price: **\$735,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2011** Abv Sqft: **2,442**
Lot Information Low Sqft:
 Lot Sz Ar: **4,839 sqft** Ttl Sqft: **2,442**
 Lot Shape:

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Pantry,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`1"	Kitchen	Main	15`4" x 13`1"
Breakfast Nook	Main	11`1" x 5`7"	Dining Room	Main	12`6" x 9`0"
Den	Main	9`7" x 9`5"	Bonus Room	Second	15`8" x 12`9"
Family Room	Main	15`9" x 15`9"	Family Room	Basement	30`1" x 21`3"
Laundry	Main	8`6" x 6`0"	Bedroom - Primary	Second	19`11" x 15`7"
Bedroom	Second	11`0" x 9`1"	Bedroom	Second	10`6" x 9`1"

5pc Ensuite bath
2pc Bathroom
Bedroom

Second
Main
Basement

17`5" x 12`3"
4`10" x 4`9"
11`7" x 10`8"

4pc Bathroom
4pc Bathroom

Second
Basement

9`0" x 5`0"
8`5" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0714962

Remarks

Pub Rmks:

Open House! Sunday January 19th 1-3pm. Discover unparalleled value in this stunning 3,600 sq ft home, offering a blend of modern elegance and thoughtful design in one of Okotoks' most desirable communities. From the moment you arrive, the oversized double attached garage and south-facing front patio warmly welcome you. Step inside, where hardwood floors and 9' ceilings set the tone for a space that feels both luxurious and inviting. The main floor is a masterpiece of functionality and style, featuring a front living and dining area perfect for entertaining. Beyond lies the family room, where a decorative gas fireplace with a rich mantle invites cozy evenings, and the kitchen becomes the heart of the home with its expansive island, dark granite countertops, undermount sink, and shaker-style cabinetry in a warm, refined brown tone. A corner pantry ensures ample storage, while the adjacent breakfast nook leads to a landscaped backyard oasis, complete with a large deck, stamped concrete patio, and lush greenery. Finishing this level is a versatile den, a convenient two-piece bath, and a mudroom/laundry room with built-in cabinets for ultimate practicality. Upstairs, elegance meets versatility. The primary suite is a serene retreat, featuring a sitting area bathed in natural light from large windows, a walk-in closet, and a luxurious five-piece ensuite with double vanities, a makeup counter, and upgraded cabinetry. Two additional bedrooms, both with walk-in closets, share a well-appointed four-piece bathroom, while the bonus room offers endless possibilities—use it as a media room, a playroom, or convert it into an additional upper level bedroom to suit your needs. The fully developed basement adds even more living space with its sprawling recreation room, perfect for a home theatre, alongside a wet bar, bedroom, and full bathroom. The clever layout allows for an additional bedroom to be easily added. This home truly delivers on space, style, and functionality, offering 2,442 sq ft above grade and 1,159 sq ft in the basement. As if that weren't enough, this home comes loaded with additional features, including a water softener system, a central vacuum system with attachments, and a garburator in the kitchen. It also boasts dual furnaces and a hot water pump that ensures instant hot water throughout the home—a feature you'll quickly come to love. Located just minutes from one of Okotoks' largest shopping districts, you'll have access to restaurants, gyms, shops, grocery stores, and more. Families will appreciate proximity to Westmount School, making this an ideal location for those seeking convenience and community. Don't miss the chance to call this exceptional property your home—schedule your showing today and experience the perfect blend of comfort, space, and sophistication!

Inclusions:
Property Listed By:

N/A
eXp Realty

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









