



THE
A-TEAM

**RE/MAX
FIRST**

204 WESTLAND Street, Okotoks T1S 2L3

MLS® #: **A2197222** Area: **Westmount_OK** Listing Date: **02/25/25** List Price: **\$765,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,839 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,365**
 Low Sqft:
 Ttl Sqft: **2,365**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Granite Counters,Kitchen Island,Pantry,Storage,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-1**
 Legal Desc: **0411365**

Remarks

Pub Rmks: *****OPEN HOUSE - MARCH 1 - 2 to 4 pm*** What an amazing, idyllic LOCATION for this meticulous FAMILY HOME....with very friendly neighbors as well! Watch your kids walk to school and then after school take your kids to the playground located very close by. Shopping is also in walking distance. The Kitchen is very well laid out with Granite Countertops, Pantry and an extensive Breakfast Bar. There is a new Fridge and Dishwasher and the Stove shines like it is NEW. This is an**

iridescent, sparkling, meticulously clean home! Other enhancements include a new Furnace and HWT. This home also has a soft water system and central A/C. The Master Bathroom was upgraded in August. Enjoy the upstairs comfort, ambiance and the amazing view of the valley! This home also has a very private backyard. The Sellers are able to provide a very quick possession to an exceptional buyer! Have you always wanted your kids to go to Westmount School but you are having a hard time making it all work out? The Sellers of this wonderful property have a flexible date of possession and they would like to discuss a way to make that work for you and your FAMILY.

Inclusions:
Property Listed By:

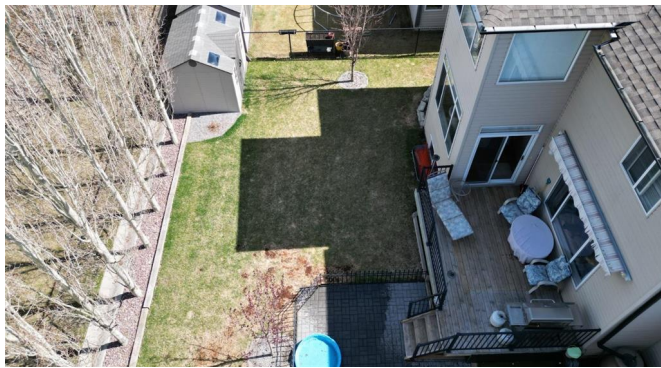
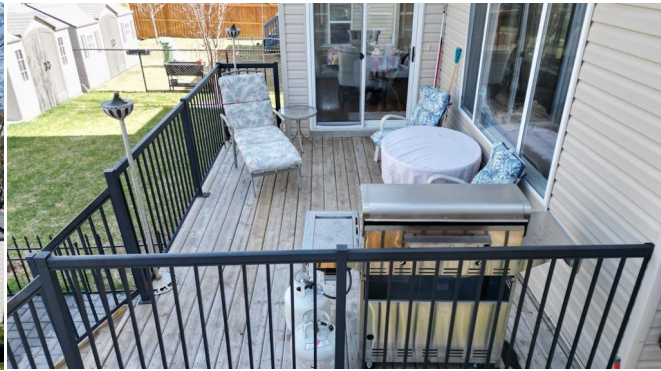
N/A
RE/MAX Realty Professionals

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









What an amazing idyllic location! A very short walk for your kids to Westmount Playground! Back to school this fall? Your kids can walk to Westmount School and the High School. The commercial area is close but not too close. Just within walking distance!



A very short distance to Canadian Tire, Sobeys and Walmart!



Beautiful Façade!



The trees at the back of the property provide a wonderful private area!





The Sellers meticulously look after their yard!



Beautiful Green Private Back Yard

