



THE
A-TEAM

**RE/MAX
FIRST**

10 WESTMOUNT Point, Okotoks T1S 0K6

MLS® #: **A2202447**

Area: **Westmount_OK**

Listing Date: **03/27/25**

List Price: **\$1,700,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2022**
Lot Information
Lot Sz Ar: **10,441 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,011**
Low Sqft:
Ttl Sqft: **3,011**

DOM

25
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Views**
Park Feat: **220 Volt Wiring,Concrete Driveway,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit**

Construction: **Mixed,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Central Vacuum,Elevator,Kitchen Island,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`9" x 7`10"	Living Room	Main	16`0" x 16`10"
Dining Room	Main	8`6" x 14`11"	Kitchen	Main	9`3" x 15`10"
Pantry	Main	6`10" x 9`5"	Mud Room	Main	4`7" x 8`8"
Bedroom - Primary	Second	16`2" x 16`8"	Bedroom	Second	10`9" x 12`2"
Bedroom	Lower	12`0" x 14`3"	Flex Space	Second	10`0" x 10`5"

Family Room	Lower	15`10" x 15`11"	Great Room	Second	13`11" x 17`0"
Furnace/Utility Room	Lower	8`7" x 26`11"	Hobby Room	Lower	10`4" x 14`2"
2pc Bathroom	Main		3pc Bathroom	Second	
5pc Ensuite bath	Second		3pc Bathroom	Lower	
Laundry	Second	8`6" x 10`4"			
Legal/Tax/Financial					

Title:	Zoning:		
Fee Simple	R1		
Legal Desc:	1212327	Remarks	

Pub Rmks:	<p>Welcome to "The House On The Hill" overlooking the Town of Okotoks and the Sheep River Valley combined with beautiful views of the Rocky Mountains. Your panoramic vista will be the topic of discussion amongst all your friends and family as you entertain or host those special family occasions. This luxury home is recently constructed and offers all the amenities one would expect in a property of this stature. With over 4000 square feet of living space this incredible home offers you endless lifestyle choices. One of those being the 3 level access elevator and extra wide spacing throughout, providing an excellent solution to those with mobility needs. A full compliment of built in Jennair appliances in the kitchen, a gorgeous quartz island, along with a super efficient butler pantry gives you professional custom organization for all your cooking, baking, and living requirements. A modern vibe to the living room features a built in Napoleon Beach Fire Kit fireplace. The 12 foot (Fixed Open - Open Fixed) FOOF patio doors off of the kitchen and living room open up to a fabulous deck with multiple seating areas that creates a true outdoor-indoor entertainment space. Professional work from home areas are well envisioned and located. The upper living area with over 1700 square feet of living space is thoughtful in its unique architectural design. Subtle timber accents in the upper level family room are emblematic of the design and vision of this custom built Cornerstone Home. An extra large 3 car garage with separate electrical (220) are all part of the vision and design. Professionally designed (Kayben Farms) and built low maintenance landscaping ties the entire property together. For an entire list of all the features and upgrades of this landmark home please contact your favourite local Realtor. This information is also available on the listing agents website.</p>
Inclusions:	N/A
Property Listed By:	Keller Williams BOLD Realty

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













