

**69 Westmount Circle
Okotoks, Alberta**

MLS # A2213570



\$715,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot, Und		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All Window Coverings, TV's & TV Mounts (Primary Bedroom, Bonus Room, Basement, Garage), Shelf in Bedroom #2, Cabinets & Work Bench (Garage), Shoe Rack (Garage), Slat Wall & Tool Hangers (Garage), Bin Shelves (Garage), Wood Shelves (Storage Room), AV Shelves (Storage Room), Freezer (Storage Room), Nest Front Camera, Nest Doorbell, Nest Thermostat, Shed, Surround-Sound System Speaker Mounts (Basement)

WOW! Pride of ownership is abundant in this IMMACULATE, original (one) owner, 2-storey, walk-out and is located in the quiet neighbourhood of Westmount, waiting for its new family! Inside this extremely well kept, 3-bedroom, 4-bathroom family home, you'll find a meticulously maintained interior with spacious living areas, upgraded finishes, and thoughtful details throughout. The main floor boasts a welcoming front entry, open concept kitchen, large windows with ample light, cozy family room with fireplace, built-ins in the pantry, hardwood floors and plenty of storage. The upper floor has 3 beds, large bonus room with vaulted ceiling, laundry, primary with 4-piece ensuite and walk-in closet. The walk-out basement was finished within the last 6-years (permits included) with a luxurious bathroom, awesome rec room for entertaining and wet bar. The garage is an extension of this home with storage solutions, garage heater and is neat as a pin. Outside you'll find a fully fenced yard, over the top shed that any buyer will love and underground sprinklers. The roof has also been replaced in late 2024 with transferrable owner warranty. This home is just steps from beautiful parks, scenic river pathways and all the amenities you need. It really offers the perfect blend of convenience and serenity. Whether you're relaxing in the bright, open-concept living space or entertaining in the fully finished basement, this home truly has it all. Don't miss your chance to live in one of Okotoks's most sought-after communities!