

\$750,000 - 22 Westmount Circle, Okotoks

MLS® #A2141285

\$750,000

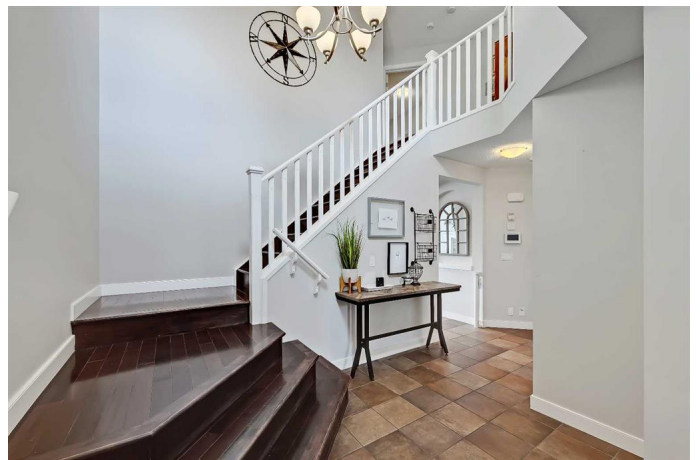
5 Bedroom, 4.00 Bathroom, 2,371 sqft

Residential on 0.11 Acres

Westmount_OK, Okotoks, Alberta

UPGRADED 5 BEDROOM HOME |
BACKING ONTO A PARK & PATHWAY |
GREAT WALKABLE LOCATION!

This well-maintained and upgraded home has a rare and very functional floor plan that features 4 bedrooms and a huge bonus room on the upper level and 5 bedrooms in total to accommodate families of all sizes. The property offers over 3,200 sqft of gorgeous living space, has an exceptional location within the community on a quiet road and backs directly onto a green space, playground, the Tucker Parkway path system and is easy walking distance to parks, schools, the pond and a wide array of shops, services and restaurants. Upon entering you are immediately greeted by the spacious and open entryway with soaring ceilings and a dramatic open staircase to the second level. The den is just off the entry and provides a quiet workspace away from primary living areas, has a built-in bookcase and a door for privacy. The living room is bright and open featuring a tiled fireplace with a mantle and large windows that overlook the back deck and yard. Completing the main level is the generous dining room and renovated kitchen that boasts modern shaker style cabinets, a large island with seating and a cookbook shelf, granite countertops, stainless steel appliances, sleek herringbone backsplash and access to the massive walkthrough pantry that leads to the mud/laundry room, half bath and oversized



heated garage. The upper level is an absolutely spectacular space that offers 4 large bedrooms including the master suite with a beautiful view of the yard and green space behind, a huge walk-in closet and a spa-like 5-piece ensuite bathroom with a jetted soaker tub, large vanity and an oversized shower with a bench. Also found on this level is another 4-piece bathroom and the large, bright bonus room that provides much sought after additional living space. The fully finished basement offers a large recreation room with a custom-built climbing wall for hours of family fun, entertaining area with a wet bar, movie/media room, storage space, 3-piece bathroom with a corner shower stall and the roomy 5th bedroom. The large, landscaped back yard is truly an oasis, spend your time hosting barbecues on the raised deck, watching the kids at the playground with a coffee from the paver patio or just relaxing and enjoying this comfortable outdoor space. The yard also features a large storage area underneath the raised deck to keep all of your lawn toys and garden tools secure and out of sight. The list of upgrades and additional features is long and includes central A/C, tankless on-demand water heater, new furnace (2023), hardwood flooring throughout the majority of the main and upper levels, newer carpet with upgraded underlay in the second level bedrooms, oversized drywalled/insulated garage with an epoxy floor and industrial Calcana heater, side garage door that leads to a fenced in dog run, cordless blinds throughout, bar fridge in the basement, pergola on the back deck and much more. Welcome Home.

Built in 2008

Essential Information

MLS® #

A2141285

Price	\$750,000
Sold Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,371
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Westmount Circle
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0B5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Insert, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 28th, 2024
Days on Market	15
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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