

\$764,900 - 146 Westland Street, Okotoks

MLS® #A2157446

\$764,900

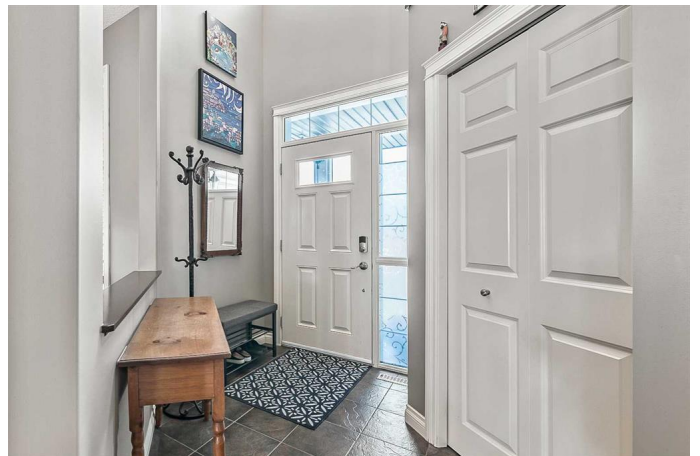
4 Bedroom, 3.00 Bathroom, 2,334 sqft

Residential on 0.11 Acres

Westmount_OK, Okotoks, Alberta

Welcome to your dream 2-story WALKOUT home in the heart of Westmount, Okotoks! This stunning residence offers a perfect blend of elegance and comfort, featuring 4 spacious bedrooms, including a bright BONUS ROOM, and 3.5 baths. From the moment you step inside, you'll be greeted by gleaming tiger HARDWOOD floors and luxurious GRANITE countertops, setting the stage for the exceptional design and quality throughout. The kitchen is truly the heart of this home, boasting sleek maple cabinetry EXTENDING TO THE CEILING, a massive granite island with a breakfast bar, and a full STAINLESS STEEL appliance package, including a microwave and gas stove. It's a chef's dream, perfect for hosting family gatherings or entertaining friends. The OPEN-CONCEPT layout flows seamlessly from the kitchen into the inviting great room, where you can cozy up by the gas fireplace or enjoy meals in the expansive dining area, all while BASKING IN NATURAL LIGHT from the generous windows. A large mudroom/laundry room adds convenience, while a SPACIOUS DEN at the entrance is perfectly located for a home office or study.

Upstairs, unwind in the bright bonus room with VAULTED ceilings and breathtaking MOUNTAIN views. The primary bedroom is a serene retreat, complete with a luxurious 5-piece ensuite and a large walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, offering plenty of



space for the entire family.

The WALKOUT basement is an entertainer's paradise, featuring a large rec room and an additional bedroom. With a bathroom rough-in ready for your personal touch, this space offers endless possibilities. As a thoughtful precaution, the owner, who works in the environmental industry, installed a radon system, ensuring peace of mind for your family's safety.

Step outside to your landscaped, fully fenced backyard, which backs onto SCENIC PATH. Enjoy peaceful summer evenings on the deck, taking in the serene green space and nature that surrounds you.

Built in 2008

Essential Information

MLS® #	A2157446
Price	\$764,900
Sold Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,334
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	146 Westland Street
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta

Postal Code T1s 0B3

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Great Room, Mantle, Stone

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

Exterior

Exterior Features None

Lot Description Back Yard, Dog Run Fenced In, Gentle Sloping, Greenbelt, Landscaped, Standard Shaped Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2024

Date Sold August 24th, 2024

Days on Market 9

Zoning TN

HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills Real Estate

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