

# \$680,000 - 176 Westland Street, Okotoks

MLS® #A2192518

**\$680,000**

3 Bedroom, 3.00 Bathroom, 2,170 sqft

Residential on 0.10 Acres

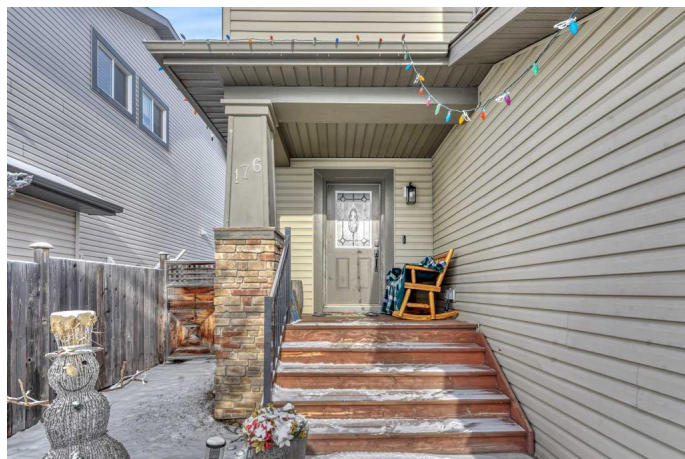
Westmount\_OK, Okotoks, Alberta

This Amazing home backs onto a large greenspace with walking paths and a playground, making it ideal for young, growing families. It features a main floor office, walkthrough pantry, open great room, and kitchen with large windows offering great views. The upper level includes three bedrooms, a bonus room with foothill views, an ensuite, and upstairs laundry. Additional highlights include beautiful tile flooring, nine-foot ceilings, a finished deck, a heated double attached garage, air conditioning, an upgraded kitchen, bonus room storage, and a fireplace. The unspoiled basement offers potential for future development. Conveniently located near shopping and schools. Upgrades include the Kitchen, Upstairs Bonus Room Fireplace. Builtin Cabinets for Storage. H

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2192518  |
| Price          | \$680,000 |
| Sold Price     | \$685,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,170     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 176 Westland Street |
| Subdivision | Westmount_OK        |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S2E5              |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Attached, Heated Garage |

### **Interior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home                 |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                    |
| Fireplaces        | Family Room, Gas, Great Room                                                                                         |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Playground                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 5th, 2025  |
| Date Sold      | February 12th, 2025 |
| Days on Market | 7                   |
| Zoning         | TN                  |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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