



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**46 Westmount Circle  
Okotoks, Alberta**

**MLS # A2235195**



**\$699,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,126 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Electric Fireplace in basement

**PRICE REDUCED** - Welcome to this beautiful, fully developed family home ideally located in the heart of Westmount and backing onto greenspace. Walking into the home, you'll immediately appreciate the spacious and welcoming foyer, leading into the living room with gas fireplace and big windows looking out onto the park behind. The kitchen features granite counters, island with eating bar, and plenty of cabinet space, plus a new range and microwave hood fan. The dining area has french doors leading out to the deck and the nicely landscaped back yard. Beautiful hardwood floors span these main living areas, and a 2 piece bathroom and a laundry room complete this main level. Upstairs, a huge family room with newly installed laminate flooring is a great place for the family to gather. The primary bedroom offers plenty of space and features a large walk-in closet and luxurious 5 piece ensuite. Two more bedrooms and a 4 piece family bathroom are also on this upper level. Downstairs you will find another cozy family room with electric fireplace, a rec room, along with a fourth bedroom, 3 piece bathroom, and the utility room with plenty of storage space. Central A/C keeps the whole home comfortable in the summer, and the attached double garage is oversized and fully insulated, keeping your cars comfortable in the winter. All of this in family-friendly Westmount with its wonderful network of walking paths and great proximity to schools, shopping, and restaurants. Don't miss your chance to check out this fantastic home!