



**GRASSROOTS**  
REALTY GROUP

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**230 Westmount Crescent  
Okotoks, Alberta**

**MLS # A2236519**



**\$750,000**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,287 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite, Walk-Out To Grade
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	TN
<b>Utilities:</b>	-

**Inclusions:** Basement Suite: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 230 Westmount Crescent - This 2,287 sqft property offers a versatile layout and the added benefit of a walk-out basement suite (illegal). A welcoming front porch leads you inside, where a front office greets you at the entrance - perfect for working from home. The main floor features a spacious living room with gas fireplace, open to a bright dining nook and functional kitchen. Hardwood flooring runs throughout the main areas. Kitchen includes a large central island, electric cooktop, wall oven, microwave, and plenty of cabinetry, including a walk-through pantry connected to the main floor laundry. French doors in the dining room open to a large deck overlooking a deep, tree-lined backyard. Two skylights fill the space with natural light, adding to its warm, inviting feel. Upstairs, you'll find three bedrooms plus a bonus room. The primary suite features a private ensuite with soaker tub, separate shower, heated floors, water closet, and walk-in closet. Two additional bedrooms share a convenient Jack & Jill bathroom - ideal for families. The walk-out basement offers a separate entrance and includes a second kitchen, flex space, two additional rooms (use one as a bedroom and one as a media room), a 3-piece bath, and laundry in the mechanical room - making it a great income suite (illegal). Outside, enjoy the privacy of a mature yard, lower patio area, and handy storage shed tucked away at the end of the property. The oversized heated garage includes built-in shelving and ample storage space. Tucked on a quiet street and within walking distance to schools, parks, and amenities, this home is a great opportunity for buyers ready to invest a little work and unlock its full potential.