



**GRASSROOTS**  
REALTY GROUP

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**261 Westmount Crescent  
Okotoks, Alberta**

**MLS # A2238989**



**\$664,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,187 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

**Inclusions:** None

Spacious Family Home Backing onto Greenspace in Westmount!!!! Welcome to this beautiful 4-bedroom plus bonus room home, perfectly located in the desirable community of Westmount in Okotoks. Backing onto peaceful green space and just steps from a K&ndash;9 school, this home offers the ideal combination of space, function, and convenience for a growing family. The main floor boasts a bright and open layout with spacious living areas, a well-appointed kitchen, and a dedicated home office, perfect for remote work or homework time. Upstairs, you&rsquo;ll find four generously sized bedrooms, including a comfortable primary suite, plus a large bonus room ideal for family hangouts, a playroom, or media space. The unfinished basement adds incredible potential with one bedroom already framed and space for a second, giving you the opportunity to create a 6-bedroom home tailored to your family&rsquo;s needs. With plenty of room inside and out, close to parks, pathways, shopping, and a K&ndash;9 school just around the corner, this Westmount home truly has it all. Room to grow, space to breathe, and a location that can&rsquo;t be beat, come see it for yourself!