



**GRASSROOTS**  
REALTY GROUP

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

**241 Westmount Crescent  
Okotoks, Alberta**

**MLS # A2240872**



**\$669,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<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, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air, 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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Beautifully refreshed 2 storey home in the desirable community of Westmount offers nearly 1,900 square feet of thoughtfully designed living space and backs directly onto peaceful greenspace. With a functional layout, recent updates, including a backyard oasis, this home delivers all you need in one inviting package. From the moment you step inside, the soaring open-to-above foyer sets the tone for the home's bright and airy feel. The main floor features durable tile through high-traffic areas, while the living room showcases rich hardwood flooring and a newly updated feature wall surrounding the gas fireplace; a stylish focal point perfect for relaxing. Oversized windows flood the space with natural light, creating a cheerful, sunny ambiance. The kitchen impresses with generous cabinetry, and a large island with a raised breakfast bar. A dream-sized, walk-through pantry connects directly to the mudroom and garage entrance for maximum everyday convenience. The open-concept dining area flows seamlessly to the west-facing backyard, where you'll discover a large deck, a hot tub, and privacy screens—all overlooking tranquil greenspace. Perfect layout for indoor/outdoor living! Whether it's a summer barbecue or a quiet evening under the stars, this outdoor space is built for relaxation. Upstairs, a spacious vaulted bonus room offers the perfect spot for a playroom, or family theatre room. The bright primary suite features a large walk-in closet and a luxurious 5-piece ensuite with a corner soaker tub, separate shower, and dual sinks. 2 additional bedrooms and a full bathroom complete the upper level. Additional highlights include a fresh, neutral paint palette throughout, main floor laundry tucked into the mudroom, an oversized double attached garage with epoxi, and a large unfinished basement to turn into whatever you want! Central A/C ensures

year-round comfort. With its incredible backyard retreat, sunlit interior, and unbeatable location backing onto green space, this home truly has it all. This is one you don't want to miss!