



GRASSROOTS
REALTY GROUP

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

**507 Westmount Close
Okotoks, Alberta**

MLS # A2246262



\$765,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	20-20-29-W4
Zoning:	R1
Utilities:	-

Inclusions: Pool Table (Negotiable)

BACK ON THE MARKET DUE TO FINANCING. Discover this well-appointed 3+1 bedroom home on a quiet cul-de-sac, designed for both comfort and convenience, only a short walk from Westmount School (K-9) and retail hub, making it ideal for families. The main floor welcomes you with hardwood floors, a den with French doors, and an open-concept kitchen featuring granite countertops, LG appliances, and an oversized dining area with French doors opening to a deck overlooking pathways and greenspace. The great room centers around a cozy fireplace, oversized windows that provide ample natural light, with a laundry room and half bath completing the main floor. Upstairs, find a large bonus room and three bedrooms, including a primary suite with a walk-in closet, 5-piece ensuite, dual sinks, and a jacuzzi tub. The fully finished walkout basement adds one more bedrooms, a bathroom with heated floors, and direct access to a hot tub area outside. An outdoor dog run runs along the north side, ideal for pet owners. An epoxy-coated, oversized 24' x 21' garage that is insulated and heated with plenty of storage shelving, along with a widened driveway for up to three vehicles, complete this home, providing ample space for storage and parking. Thoughtful features and a practical layout make this home move-in ready for any lifestyle. Book your showing today!