



GRASSROOTS
REALTY GROUP

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120 Westland View
Okotoks, Alberta

MLS # A2253671



\$1,049,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,454 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Brackets

****Open House Saturday 2-4**** If **OVERSIZED TRIPLE GARAGE**, **WALKOUT BASEMENT**, and backing onto open space are on your wish list, then you've hit jackpot! Located in one of Westmount's **PREMIER CUL-DE-SACS** adjacent to endless paths and parks, this home features nearly 3300sqft developed space. One step inside (click 3D for virtual video or come by our open house), and you will fall in love with its superb layout, warm ambiance, and expansive views. **MAIN FLOOR** features large entrance, study with double barn doors, living room with gas fireplace, dining area with huge windows overlooking parks & pathways, kitchen with large island, walk-through pantry, granite countertops & ss appliances (incl gas range), and rear hall with built-ins. **UPPER FLOOR** features bonus room with vaulted ceiling and more views, spacious primary bedroom with walk-in closet and gorgeous ensuite bathroom, two more bedrooms and full bathroom. **WALKOUT BASEMENT** features recreation room with wet-bar, fourth bedroom and yet another full bathroom. **STEP OUT TO BACK YARD** to experience outdoor living at its best with oversized lounging area perfect for family gatherings, beautifully landscaped yard with mature trees, and access to endless paths and parks. **OVERSIZED TRIPLE GARAGE** is heated and easily accommodates three trucks, plus a nice sized workshop space to boot! Did we mention AC, hardwood, new carpet, and underground irrigation system? Truly this **TRIPLE GARAGE HOME w WALKOUT BASEMENT** is one of the best, and a rare gem to hit Okotoks! **RECENT UPDATES:** basement finished (2022), AC (2021), paint (2020), hot water tank (2022), carpet (2023), underground sprinklers (2021), composite balcony planks (2023).

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