



GRASSROOTS
REALTY GROUP

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**148 Westland Street
Okotoks, Alberta**

MLS # A2255546



\$769,900

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,441 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Hood Fan, Floating Shelves, Window Coverings All (Curtains, Curtain Rods), Garage Shelving/Cabinets, Speaker System/Amp, TV Wall Mounts x2, Blinds on Lower Deck, Doorbell Camera

****OPEN HOUSE SUNDAY SEPT 28, 12-2PM****Welcome to 148 Westland street- built by Sterling Homes and owned by the original owners, where inside and out are full of warmth and charm. Located close to schools, parks, amenities and has a mountain view from the front porch where you can sit and watch the unobstructed sunset. This family home has been well cared for and is fully finished, top to bottom. As you enter the home you'll immediately notice the high ceilings and large curve staircase with open risers ascending to the 2nd storey. Hardwood floors flow throughout the main floor where you'll enjoy the large kitchen with granite countertops, stainless steel appliances - including gas stove, large walk through pantry, rich wood cabinetry and eat up bar with an open concept design that flows into the large living room with gas fireplace and dining room that leads out to the 2nd storey deck. The main floor office has custom built ins - perfect set up for work from home or homework station. The large mudroom also conveniently hosts the laundry and flows into the walk through pantry. Upstairs offers a bonus room that is filled with natural light and set up for cozy family nights. The large primary bedroom has a walk in closet, ensuite bathroom that offers dual vanity, walk in shower, and jetted soaker tub. There are 2 additional appropriately sized bedrooms and a full bathroom that complete this floor. The fully finished walk out basement has a large 4th bedroom, full bathroom with tiled shower, storage room and big rec room with a solid wood bar with sink - perfect for entertaining. Step outside to the backyard and enjoy the perfect blend of privacy and low maintenance - a large deck, turf yard and dog run make it easy to enjoy year round. The heated double car garage and speaker system throughout round out the property. Shingles - 2019. Book your

viewing today!