



GRASSROOTS
REALTY GROUP

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**101 Westmount Road
Okotoks, Alberta**

MLS # A2258177



\$705,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,619 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Sauna, Vaulted Ceiling(s)		

Inclusions: basement microwave, basement black bar fridge, outdoor fridge

****CANCELLED**OPEN HOUSE SATURDAY SEPT 27th 1-3pm*** Experience the charm of this beautiful bungalow offering over 3,000sqft of living space! Backing onto a peaceful greenspace with no neighbours behind, and just a short walk to the nearby K–9 school, this location can't be beat! Outdoors enjoy a private west facing backyard with large mature trees. Unwind on a generous sun-filled deck with a pergola for shade and style perfect for company or relaxing. Inside you're welcomed by a bright front office, a secondary bedroom, and a well-placed 4-piece main bath. The heart of the home boasts soaring 12-ft ceilings in the living room and kitchen, creating an airy and open atmosphere. A chef's kitchen features new stainless steel appliances, including a smart fridge with a technology screen that lets you play music, go on youtube for recipes and see what's inside while shopping—an absolute game changer! With its corner walk-in pantry and abundant cabinet and counter space, this kitchen truly delivers. Cozy up by the wood-burning fireplace on winter evenings, or stay cool in the summer with the comfort of A/C. The spacious primary suite is a private retreat, complete with a 5-piece ensuite, soaker tub, and dual vanity. Conveniently located nearby is the expansive main-floor laundry room with central vac and a walk through mud room to the double attached garage. Engineered hardwood flooring flows through the main living room and kitchen adding timeless style. The fully finished basement is designed for entertaining, complete with two wet bars and a massive rec room with its own gas fireplace. Down the hall are two generously sized bedrooms, a third bathroom, plus a built-in sauna for ultimate relaxation and ideal for guests or family stays. Thoughtful cabinetry around the wet bar includes hidden pull-outs for a wine rack and pool table

accessories, making the space perfect for hosting. The basement also features a private den, neatly tucked away for hobbies or crafts, and the home is equipped with built-in speakers throughout and basement up lighting in the ceiling. Just minutes to shopping centers and within walking distance to the K-9 school, this home is the perfect blend of space, comfort, and convenience. Book your private showing of this exceptional bungalow today! *See Virtual Tour*