

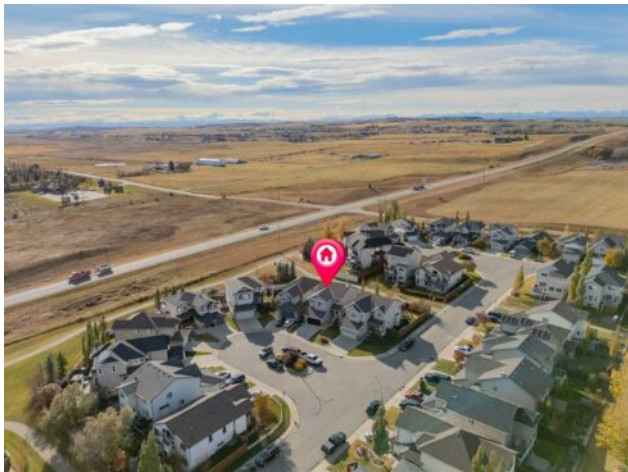


GRASSROOTS
REALTY GROUP

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**303 Westmount Court
Okotoks, Alberta**

MLS # A2264302



\$589,900

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Refrigerator - as is, Deep Freeze - as is, Garage Fridge - as is, Garage Shelving, Shed, TV Mounts, Security Equipment

OPEN HOUSE SUNDAY OCTOBER 26, 12-2PM Value, value, value!! Welcome to this fully finished family home in the desirable neighbourhood of Westmount. Located in a quiet cul-de-sac, backing onto a walking path and right around the corner from the Westmount K-9 school and shopping plaza. There is no shortage of space in this property, with over 2200 sqft above grade. The main floor offers a functional floor plan with a large entry, living room with gas fireplace, 2 tone kitchen with large island, stainless steel appliances, walk through pantry, mudroom with laundry, and big windows that lead to the west facing backyard with large deck and privacy wall. The upper floor offers a large bonus room, primary bedroom with walk-in closet and ensuite, 2 appropriately sized bedrooms and a full bathroom. The basement is finished with a 4th bedroom, full bathroom and large family room. Bonus- A/C and a double attached garage! If you've been waiting for the right home, in the right area, at the right price... Here it is!!