



GRASSROOTS
REALTY GROUP

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**47 Westmount Road
Okotoks, Alberta**

MLS # A2266980



\$670,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions:	N/A
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Great opportunity to own this fully finished 4-bedroom, 3.5-bath home offering over 3,000 SqFt of comfortable living space. The main floor welcomes you with its spacious open layout and easy-care laminate flooring throughout. The inviting living room features a cozy gas fireplace, creating the perfect spot to unwind. The large kitchen offers plenty of workspace, a generous island, and an expansive dining area that opens to a deck and fenced yard—ideal for gatherings and outdoor enjoyment. Upstairs, you'll find a bright vaulted bonus room and two additional bedrooms. The primary suite, tucked at the back of the home, features a walk-in closet and a 4-piece ensuite. The fully finished basement adds even more versatility with a fourth bedroom, den, and an additional 3-piece bath. Perfectly located across from the school and close to shopping, parks, and everyday conveniences—this is a home your family can grow into and love for years to come.