



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**52 Westmount Circle
Okotoks, Alberta**

MLS # A2269501



\$685,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,158 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: none

Discover this charming 5-bedroom family home, a perfect blend of character, style, and warmth. Not your typical white-walled house, it exudes personality with moody tones and unique details that make it stand out. Boasting almost 2,200 sqft above grade, this spacious residence offers plenty of room for the whole family. The beautifully appointed kitchen seamlessly connects to the dining and living areas, creating an ideal space for gatherings. Featuring 3.5 bathrooms, there's comfort and convenience throughout. The fantastic backyard backs onto a serene green space, providing a private outdoor retreat. Located in a family-friendly neighbourhood, this home is within walking distance of a school, a strip mall, and shopping, and offers easy access to the main road in Okotoks. Original owners have cared for this special property—schedule your viewing today!