



GRASSROOTS
REALTY GROUP

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**301 Westmount Court
Okotoks, Alberta**

MLS # A2272275



\$689,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Hot tub, composters, storage shed.

Welcome to your new home on a sunny corner lot in Westmount Court! As you step inside, you are greeted by a large entrance featuring ceramic tile floors that lead you to a versatile main floor office. This space has French doors and a transom windows for extra light, making it the perfect spot for work or study. An expansive living room with large windows and gas fireplace creates a cozy space on a chilly evening. You will appreciate the white kitchen, equipped with upgraded cabinets, quartz countertops, stainless steel appliances and under-counter task lighting. There is plenty of counter space and cupboards as well as a pantry. The breakfast bar is a great place to relax over morning coffee. The adjoining dining area features more oversized windows with mountain views. The dining room overlooks the private backyard, where trees and shrubs offer added privacy. The West backyard is great for entertaining, complete with a pergola and concrete aggregate patio. Unwind after a long day in the hot tub. The functional, thoughtfully designed main floor also features a convenient laundry room and a powder room. The second floor bonus room is bathed in natural light and features vaulted ceilings. The primary bedroom is a true sanctuary, with another vaulted ceiling, a spacious layout with large walk in closet and an 5-piece ensuite bathroom. Indulge in the double vanities with quartz counters, a double shower with a bench, and a relaxing corner soaker tub. Two additional kid-friendly bedrooms and a well-appointed 4-piece bathroom complete this level, along with extra storage options provided the linen closet and a dedicated storage closet in the main bath. The unfinished basement presents a blank canvas, offering lots of storage space and the perfect opportunity to create the additional living area of your dreams! You'll love the impressive

upgrades throughout, including crown mouldings, 9-foot ceilings, and hardwood floors. There is a new, high efficiency furnace to keep you comfortable this winter and 5 large windows in the basement. This lovely family home has an ideal location, backing onto a walking path, and is just minutes away from schools, playgrounds, green spaces, and convenient shopping options. Experience the perfect blend of comfort, style, and functionality. Quick possession is possible.