



GRASSROOTS
REALTY GROUP

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**52 Westmount Circle
Okotoks, Alberta**

MLS # A2274511



\$670,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, 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, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Tire Rack, Alarm System, Toilet Rack in Half Bathroom, Five (5) TV Mounts, Hot Tub, Gas Barbecue, Shelving in Basement Storage, Attached Shelving in Bonus Room, Shed, Pergola & Attachments

Once you step inside this spacious Westmount home in Okotoks, you can easily imagine the rhythm of a warm and welcoming household. With more than 3,000 total square feet, there is plenty of room for everyone to spread out while still feeling connected. Mornings start smoothly in the bright kitchen with ample prep space and storage.. hello walk through pantry! Maybe the kids surprise you and make their own lunches while you settle in with a coffee at the breakfast bar or beside the gas fireplace as the day begins to pick up around you. The natural flow into the dining and living areas keeps conversations going, and the open layout supports everyday life (and yes, the main floor laundry also helps with that) without feeling crowded. Upstairs, three bedrooms sit together, creating a natural hub for family rhythms. The full primary suite gives you a private retreat with a soaker tub, private water closet, double vanity, and walk-in closet. The bonus room offers a relaxed place for movie nights, homework, or a bit of gaming, depending on whose turn it is to claim the space. The finished basement adds even more versatility with two additional bedrooms, a bathroom and a recreation area ready to adapt to your needs. The backyard becomes a welcoming extension of the home throughout the day. Backing onto green space, it provides privacy and a comfortable outdoor area where kids can explore and play. It's the kind of space that already has you dreaming of warmer days, with central air keeping the home cool, the gas line ready for barbecues and everyone drifting between the attached upper deck and the lower deck seating area near the back of the yard. By evening, it becomes the spot to unwind, offering a flexible setting for relaxing or hosting. This location in Westmount puts everyday essentials within easy reach. Families love being close to Westmount School,

playgrounds, walking paths and the Westmount Centre for groceries, services and quick errands. It is the kind of community where everything you need is close by and where settling in feels simple.