



**GRASSROOTS**  
REALTY GROUP

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

## 8 Westmount Point Okotoks, Alberta

**MLS # A2277677**



# \$1,569,900

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,447 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sauna, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	bar fridge basement, built in coffee machine		

Welcome to the ultimate forever home—a brand-new luxury estate offering nearly 4,000 sq. ft. of thoughtfully designed living space, backed by New Home Warranty and available Spring 2026. Built by local builder, Iron Lake Homes, this residence is designed to age in place without compromise, blending timeless architecture with premium materials. The main level is anchored by rich hardwood and a stunning great room featuring a Canadian wood ceiling detail. The executive kitchen combines beauty and function with upgraded panel-ready appliances, dual wall ovens with microwave, gas cooktop, custom hood fan, and a built-in espresso machine, all seamlessly integrated into elevated millwork. The adjacent dining area is ideal for entertaining, complete with custom built-ins, bar fridge inset into an arched detail with glass backsplash that frames breathtaking views. Step outside to the covered deck with gas BBQ hookup—perfect for hosting or quiet evenings enjoying the scenery. The main-floor primary suite is a true retreat, featuring a spa-inspired ensuite with heated herringbone brick floors, a curbless shower for two, and a freestanding soaking tub—designed for comfort, accessibility, and timeless luxury. Upstairs offers two spacious bedrooms, a bonus room, and a beautifully finished bathroom with heated tile floors and dual vanity. The walkout basement expands the living space with an additional large bedroom, full bathroom, expansive recreation area, and a dedicated wellness zone with sauna and gym, plus direct outdoor access. Situated on an exclusive estate cul-de-sac at the highest elevation in Okotoks, this home captures sweeping views of the Sheep River Valley, town, and Rocky Mountains. Black farmhouse windows flood the interior with natural light, while the oversized pie-shaped lot offers rare flexibility,

potentially allowing room for a detached shop, pool, or sport court&mdash;true acreage-style living within town limits. Finished with James Hardie Midnight Black siding, brick accents, and an oversized heated three-bay garage, this is a rare opportunity to own a meticulously crafted luxury estate&mdash;designed not just for today, but as the ultimate forever home. Measurements are provided by the builder. Photos are representational of specifications only, please come view to see the colors and selections for this one of a kind home. Price includes GST