



GRASSROOTS
REALTY GROUP

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**6 Westmount Circle
Okotoks, Alberta**

MLS # A2282179



\$684,900

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Storage Shed

Fully finished, 4 bedroom, 4 bathroom, 2 storey walk out, with double attached heated garage in the desirable neighborhood of Westmount! Location is key! and this homes location is to die for! Backing onto green space(with a walking path in the back and the front of the home) and is steps to a park. It is also close to schools(walking distance to a K-9), plenty of shopping, and all amenities, restaurants, and multiple parks. The main level is well thought out and is flooded with natural light. It has a nice flex room, main level laundry, and an open and bright kitchen, living and dinning room. You will also enjoy a cozy fire place, walk in pantry, eat at kitchen Island, and a back deck off of the dining room. The upper level offers 3 good sized bedrooms, 2 bathrooms and a great bonus room. The primary bedroom has a walk in closet, 4pc en-suite w/ (soaker tub and separate shower) and a great mountain view to the west. The walk out basement is fully finished, with a 4th bedroom, and a 4th bathroom, great family space, and storage as well. The back yard is landscaped, private, and has a rear deck, covered patio and storage shed.. Even a spot for a hammock. Whether you are enjoying the warm sun on a cool morning, or the shade in the hot afternoon, this east facing yard is a great personal and/or gathering space. A couple extra bonuses to this home are a tankless hot water system, and central air conditioning! Come and see all this property has to offer and make it yours! Improvements on the property since 2022 1) Kitchen cabinets painted, back splash, new countertops, sink, faucet and cupboard pull out drawers. 2) New Kitchen pot lights installed, pendants removed. 3) New fridge, 4) New range hood. 5) New dining room chandelier. 6) Kitchen plumbing and dishwasher clean up. 7) All outside lights replaced with timers. 8) New front door. 9) Landscaping -

New trees, landscape fabric, gravel pathway and paving stones. 10) 8x10 Storage shed and gravel pad. 11) All light upstairs replaced with 2 switch warm and white light options. 12) Motion switches installed in laundry room and pantry. 13) Fireplace serviced, cleaned and fan installed. 14) New chandelier installed in stairwell. 15) Telus security system -monitored, ring doorbell. 16) Furnace serviced and cleaned x 2. 17) Exhaust fans and dryer ducts cleaned. 18) On demand hot water professionally flushed and cleaned x 2. 19) Ceiling fan installed in bonus room. 20) 10" of attic insulation added to bring up to code. 21) Outside weather stripping on doors. 22) Green homes inspection. 23) New handrails installed going downstairs. 24) New Curtains and up down blinds. 25) Back decks stripped and stained. 26) All tree trimmed and pruned. 27) Weather stripping replaced on garage door. 28) New lights in garage.