



**109 Westmount Place
Okotoks, Alberta**

MLS # A2300208



\$720,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Shed in back yard

This stunning detached two-storey walkout home in the desirable community of Westridge, Okotoks is one you won't want to miss. From the moment you step through the front door, you're welcomed by a spacious foyer complete with a convenient built-in bench—perfect for keeping everyday life organized. Just off the entryway, you'll find a private powder room and a thoughtfully located laundry area. The main floor features a bright, open-concept layout designed for both comfort and entertaining. The living room is anchored by a cozy gas fireplace, flowing seamlessly into the dining area and modern kitchen. The kitchen is equipped with quartz countertops, a breakfast bar, and a pantry, offering both style and functionality. Step outside onto the expansive deck and enjoy peaceful views of the greenspace, with a playground just steps away—ideal for families with young children. Upstairs, a generous bonus room at the front of the home is filled with natural morning light from its eastern exposure. The upper level also includes two well-sized bedrooms, along with a spacious primary retreat featuring a walk-in closet and a luxurious 5-piece ensuite bathroom. The fully developed walkout basement is a standout feature, bathed in warm west-facing sunlight—perfect for enjoying long summer evenings. This level includes a large recreation room, a full bathroom, a guest bedroom, and an open office area, ideal for working from home. Recent updates in the house were refrigerator, stove, microwave hoodfan, and hot water tank all replaced in 2025. The house has been completely repainted. Westridge is a family-friendly community offering schools from kindergarten through high school, as well as an abundance of walking and biking paths. Conveniently located near downtown Okotoks and major shopping destinations like

Costco and Home Depot, everything you need is within easy reach. With just a short 15-minute commute, this charming town offers a quiet, small-town feel that’s perfect for raising a family. Don’t miss your opportunity to call this incredible property home—book your showing today!