



**63 Westmount Circle  
Okotoks, Alberta**

**MLS # A2302126**



**\$680,000**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Wall mounted tv in bonus room

Bright, open two-story home featuring neutral finishes, air conditioning, and a fully finished walkout basement with illegal suite. The main floor offers a functional kitchen with good natural light and an efficient layout, flowing into the main living areas. Upstairs includes a versatile bonus room, providing additional space for a family room, office, or play area. The primary bedroom features a 4-piece ensuite with durable vinyl plank flooring. Additional highlights include a Kinetico water softener system and a hot water heater replaced in 2018. A practical home with thoughtful upgrades.