

# \$679,900 - 71 Westmount Circle, Okotoks

MLS® #A2207467

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,260 sqft

Residential on 0.10 Acres

Westmount\_OK, Okotoks, Alberta

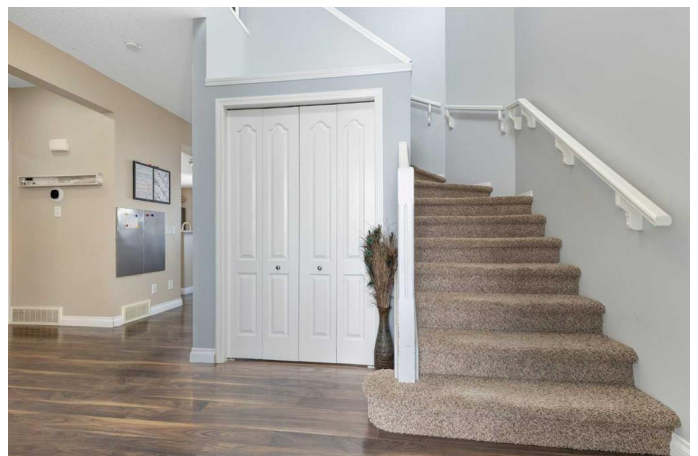
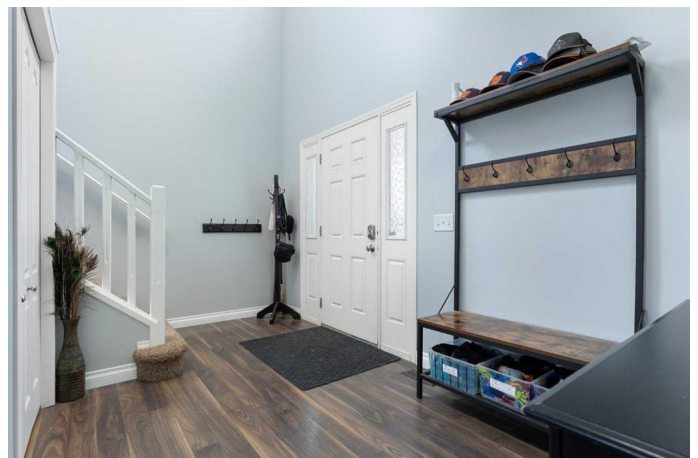
Seller is offering a credit toward interior paint—an ideal opportunity to personalize the space with your own style and colours.

Welcome to this beautiful 3-bedroom home with a double attached garage, located in the sought-after community of Westmount—just minutes from shopping, amenities, and a short walk to the Westmount School.

The main level features an open-concept layout filled with natural light. The bright kitchen offers a central island with bar seating, stainless steel appliances, and a walk-in pantry that conveniently leads to the laundry area and garage. The spacious dining area overlooks the backyard patio, while the cozy living room is anchored by a gas fireplace and a large picture window.

Upstairs, you'll find a generously sized bonus room with vaulted ceilings and large windows—perfect as a family room, play space, or home office. The primary bedroom offers excellent storage with included wardrobes, a walk-in closet with built-in organizers, and a private ensuite with a soaker tub and walk-in shower. Two additional bedrooms and a full bathroom complete the upper level.

Step outside to the back patio, ideal for summer BBQs, with stairs leading down to a large, fully fenced backyard—perfect for kids,



pets, or entertaining.

Built in 2008

### Essential Information

MLS® #	A2207467
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	71 Westmount Circle
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0B7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Insulated, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	19
Zoning	TN

### Listing Details

Listing Office	2% Realty
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