

18 Westmount Way  
Okotoks, Alberta

MLS # A2224482



**\$734,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,405 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** Bookshelves, TV Mounts

Welcome home to this stunning two-storey walkout home, offering over 2,400 sq ft of beautifully designed living space in one of Okotoks's most desirable areas. The main floor boasts a chef-inspired kitchen with modern stainless steel appliances, granite countertops, extra-height cabinetry, a subway tile backsplash, and a spacious island—perfect for entertaining. The breakfast nook sits just off the kitchen. Steps away, the cozy living area features a striking custom stacked-stone fireplace on a beautiful feature wall. You'll also find a formal dining room, a private office, and a versatile den. Upstairs, the luxurious primary bedroom includes a gorgeous 5-piece ensuite with a large soaker tub and a massive walk-in closet. Two additional generously sized bedrooms—each with its own walk-in closet—a 4-piece bath, and a vaulted-ceiling bonus room complete the upper level. The partially finished walkout basement leads directly to a professionally landscaped, fenced backyard—ideal for relaxing or hosting guests. An insulated double car garage with the driveway to match complete this incredible package. Perfectly located near schools, shopping, and scenic walking paths, this elegant, functional home offers the perfect blend of style and comfort. Don't miss your chance to make it yours!

OPEN HOUSE - Saturday June 7th, 11AM - 2PM