

222 WESTMOUNT Crescent
Okotoks, Alberta

MLS # A2205201



\$789,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Track Lighting, Vinyl Windows

Inclusions: Roll Down Blinds, Standup Freezer, Storage Shed, Telus Alarm System Contract, Ring Camera with Contract, Venetian Blinds

Amazing investment opportunity for a 2 storey secondary dwelling with or without a double car garage. A business owner's dream driveway. Got toys, bikes, boats, or RV's? There is space for it all. This huge lot has 11,539 square feet (0.26 acres) of space. Welcome to this 2 storey home, with a covered porch, air conditioning, and 3,064.85 square feet of developed space, featuring 9-foot ceilings and rounded corners. Offering 4 bedrooms, 3 1/2 bathrooms, and a large storage room, this home has lots of room for comfortable living. The main floor is an open floor plan, perfect for entertaining and busy families. Other highlights are a corner gas fireplace, a kitchen island with a breakfast bar, and a walk-through pantry to the clean, oversized garage. Upstairs has a full-size stacked washer and dryer, a large bright bonus room, 2 good-sized bedrooms, and a 4 pc bathroom with new flooring. The primary bedroom has ample room, making it a perfect place to relax. It features a new walk-in closet, designed and installed by California Closets, and is a wonderful upgrade to the space. It has a 4 pc bathroom, with a corner soaker tub and new flooring. The backyard is a perfect retreat, with lots of mature trees, an oversized deck that has plenty of space to do what makes you happy, and the tranquil water feature is surrounded by shrubs and perennial flowers. This landscaped yard has Astro turf, a concrete walkway that leads to a fire pit patio area that has tons of outdoor charm. House sale includes a bonus \$15,000 flooring credit.