

71 Westmount Circle  
Okotoks, Alberta

MLS # A2207467



**\$679,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,260 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Dining Hutch, Closet Organizer		

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.