

# \$699,900 - 46 Westmount Circle, Okotoks

MLS® #A2235195

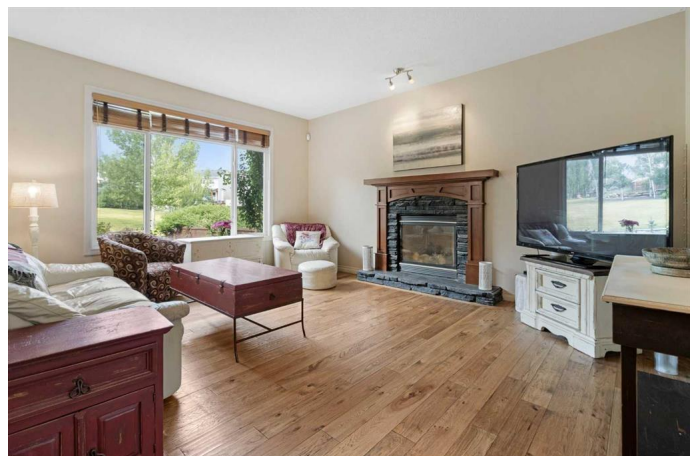
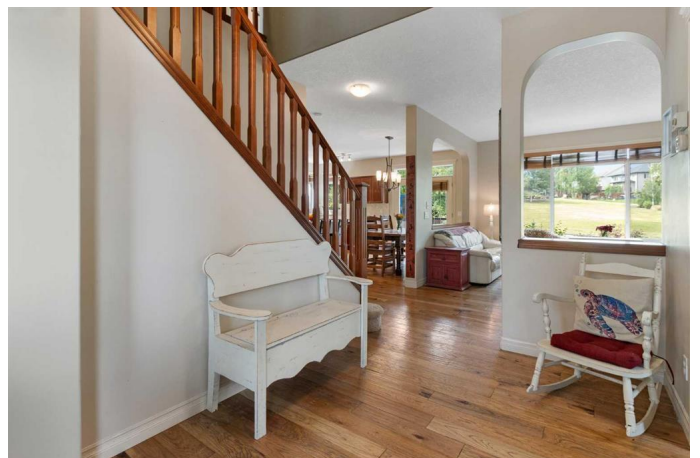
**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,126 sqft

Residential on 0.11 Acres

Westmount\_OK, Okotoks, Alberta

PRICE REDUCED - Welcome to this beautiful, fully developed family home ideally located in the heart of Westmount and backing onto greenspace. Walking into the home, you'll immediately appreciate the spacious and welcoming foyer, leading into the living room with gas fireplace and big windows looking out onto the park behind. The kitchen features granite counters, island with eating bar, and plenty of cabinet space, plus a new range and microwave hood fan. The dining area has french doors leading out to the deck and the nicely landscaped back yard. Beautiful hardwood floors span these main living areas, and a 2 piece bathroom and a laundry room complete this main level. Upstairs, a huge family room with newly installed laminate flooring is a great place for the family to gather. The primary bedroom offers plenty of space and features a large walk-in closet and luxurious 5 piece ensuite. Two more bedrooms and a 4 piece family bathroom are also on this upper level. Downstairs you will find another cozy family room with electric fireplace, a rec room, along with a fourth bedroom, 3 piece bathroom, and the utility room with plenty of storage space. Central A/C keeps the whole home comfortable in the summer, and the attached double garage is oversized and fully insulated, keeping your cars comfortable in the winter. All of this in family-friendly Westmount with its wonderful network of walking paths and great proximity to schools, shopping, and restaurants. Don't miss your chance to check



out this fantastic home!

Built in 2007

### Essential Information

MLS® #	A2235195
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,126
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	46 Westmount Circle
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0B6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Central, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	70
Zoning	TN

## Listing Details

Listing Office	Royal LePage Solutions
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