

\$650,000 - 70 Westmount Road, Okotoks

MLS® #A2211722

\$650,000

3 Bedroom, 4.00 Bathroom, 1,748 sqft

Residential on 0.11 Acres

Westmount_OK, Okotoks, Alberta

Welcome to this charming 2-storey home, perfectly situated in a wonderful neighborhood. Just steps away from the highly regarded K-9 Westmount School, youâ€™ll enjoy scenic walking paths, shopping, and restaurants â€“ everything you need is within reach! Step inside to a bright and inviting main floor with 9â€™ ceilings, a cozy living room with a fireplace â€“ perfect for relaxing evenings or entertaining friends â€“ and a modern kitchen with granite countertops and newer appliances (fridge 2023, stove 2024, dishwasher 2025, garburator 2025). The dining nook opens onto a spacious 2-tiered deck, ideal for summer barbecues, morning coffee, or simply enjoying the outdoors. Upstairs, three generous bedrooms provide restful retreats, including a primary suite with a walk-in closet and a spa-like ensuite featuring a separate shower and a luxurious soaker tub â€“ your personal sanctuary for unwinding after a long day. The fully finished basement adds versatile living space with a rec room, Murphy bed, and 3-piece bathroom â€“ perfect for family movie nights, overnight guests, or hobbies. Step outside to a fenced backyard oasis, complete with a greenhouse (2023), mature trees, and a view of the greenspace. Whether youâ€™re a green thumb or love relaxing in your private outdoor space, this yard is your personal retreat. Additional features include an attached double garage with a workbench and plenty of storage. This home isnâ€™t just a place to live â€“ itâ€™s a lifestyle. It radiates warmth,



comfort, and that special "just feels right" atmosphere. ***Don't miss the virtual tour for a more immersive experience, and be sure to book a showing to see it in person! ***

Built in 2007

Essential Information

MLS® #	A2211722
Price	\$650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,748
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	70 Westmount Road
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2J4

Amenities

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

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In
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	Closet(s), Breakfast Bar, Bookcases, Closet Organizers, Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Stove, Garburator, Garage Control(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Private, Treed, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	2
Zoning	TN

Listing Details

Listing Office	CIR Realty
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