



**6 Westmount Point
Okotoks, Alberta**

MLS # A2290209



\$1,249,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,794 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to an extraordinary walkout estate set on a premium 0.24-acre walkout lot in one of Okotoks's most exclusive cul-de-sacs. Thoughtfully crafted, this home blends striking architectural presence with an elevated, design-driven interior—offering a truly refined luxury living experience. From the moment you enter, the home makes a lasting impression. A dramatic 17' open-to-above great room is framed by oversized windows, flooding the space with natural light while showcasing a stunning fireplace with custom full-height millwork, and warm engineered hardwood floors. The scale, light, and craftsmanship create a sense of both grandeur and warmth rarely found. The kitchen is a true showpiece—designed to impress and built to perform. Featuring custom white oak cabinetry, quartz countertops, and a premium KitchenAid appliance package, the space is anchored by a sculptural hood fan and elevated by thoughtful details throughout. Subtle under-cabinet and toe-kick lighting enhance the ambiance, while the oversized island and adjacent dining area complete with a coffee bar create the perfect setting for both intimate dinners and large-scale entertaining. A fully built-out main floor office offers a boutique workspace with custom millwork, integrated lighting, and designer finishes—ideal for professionals working from home. The mudroom continues the elevated aesthetic with shiplap detailing, checkerboard tile flooring, champagne brass hardware, and built-in storage that blends function with style. Upstairs, the oversized primary retreat is a private sanctuary, complete with tray ceilings, designer feature wall, ambient LED lighting, and peaceful mountain views. The spa-inspired ensuite is equally refined, featuring a freestanding soaker tub, glass-encased shower, dual vanities, and warm, modern finishes that

create a calming, hotel-like experience. Additional bedrooms, a bonus/media room, and a designer laundry space complete the upper level. The walkout basement remains unfinished, offering the opportunity to work directly with the builder to create a fully customized lower level tailored to your lifestyle—whether that be a home theatre, wellness space, or extended living area. Outdoor living is equally well considered, with a rear deck complete with a gas line for BBQ—perfect for entertaining while taking in the surrounding views. Positioned at one of the highest elevations in Okotoks, this home captures sweeping views of the Sheep River Valley and Rocky Mountains. The oversized, pie-shaped lot offers exceptional privacy and flexibility for future outdoor living at scale. Completed with a triple attached garage and timeless exterior finishes, this home is covered by Alberta New Home Warranty. Price includes GST. Washer & dryer allowance provided by builder. A rare opportunity to own a move-in ready estate home where design, craftsmanship, and setting come together in perfect balance.