



**63 Westmount Circle
Okotoks, Alberta**

MLS # A2302126



\$680,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Wall mounted tv in bonus room

Bright, open two-story home featuring neutral finishes, air conditioning, and a fully finished walkout basement with illegal suite. The main floor offers a functional kitchen with good natural light and an efficient layout, flowing into the main living areas. Upstairs includes a versatile bonus room, providing additional space for a family room, office, or play area. The primary bedroom features a 4-piece ensuite with durable vinyl plank flooring. Additional highlights include a Kinetico water softener system and a hot water heater replaced in 2018. A practical home with thoughtful upgrades.