



**GRASSROOTS**  
REALTY GROUP

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**63 Westmount Circle  
Okotoks, Alberta**

**MLS # A2302126**



**\$660,000**

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

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

**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.