



**78 Westmount Circle  
Okotoks, Alberta**

**MLS # A2308546**



**\$700,000**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,049 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

OPEN HOUSE THIS SATURDAY MAY 9th from 2-4 pm! If you've been waiting for a truly immaculate, move-in-ready home—this is it. Offering over 2,800 sq ft of beautifully developed living space, this impressive two-storey in the sought-after community of Westmount delivers the perfect blend of style, space, and flexibility. From the moment you step inside, you'll notice the rich hardwood flooring that flows seamlessly throughout both the main and upper levels, creating a warm and cohesive feel. The heart of the home is the stunning kitchen, complete with granite countertops, a unique sit-up island, brand new stainless steel appliances, and a striking three-way gas fireplace that adds both function and ambiance to the main living areas. Downstairs, the professionally developed basement expands your living space even further, featuring an additional bedroom with a private ensuite, a wet bar, and a spacious recreation area—ideal for entertaining or relaxing. With a separate entrance from the garage, this level also offers excellent potential for privacy or multi-generational living. Comfort is dialled in year-round with central air conditioning for those hot summer days, plus the convenience of a heated garage—perfect for Calgary winters. Step outside and you'll find a backyard designed to impress. Enjoy summer days on the massive deck under the pergola, surrounded by custom fencing, underground sprinklers, and plenty of green space for kids or pets to play. Homes with this level of care, space, and versatility don't come along often. Book your private showing today—flexible possession available.