



**38 Westmount Way
Okotoks, Alberta**

MLS # A2310440



\$690,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

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

Inclusions: Bar Fridge - as is, TV Wall Mounts, TV in Kitchen, Garage Shelving/Cabinets (Ceiling)

****OPEN HOUSE SUNDAY JUNE 14, 2-3PM**** Don't be fooled by the timeless curb appeal—the real showstopper is out back. Backing directly onto greenspace, this home offers unobstructed views across the entire town, allowing you to enjoy both sunrise and sunset from your own backyard. Built by Westview and lovingly maintained by just two owners, this home offers a functional open-concept layout with a neutral colour palette throughout. The sun-filled main floor features a beautifully appointed kitchen with dark cabinetry, granite countertops, a large walk-through pantry, beverage fridge, stainless steel appliances, and a gas stove. The living room is anchored by a cozy gas fireplace with a stone surround and wood mantel, while the spacious dining area easily accommodates family gatherings and provides direct access to the backyard. Step outside to enjoy the large deck complete with lighting, built-in planters, and seating—an ideal space to relax and take in the view. Main floor laundry adds everyday convenience. Upstairs, you'll find a spacious bonus room with vaulted ceilings, three bedrooms, and a full bathroom. The primary retreat features a walk-in closet, 4-piece ensuite, and beautiful greenspace views. The unfinished basement provides a blank canvas for your future development plans. Notable updates include a furnace service in 2025, a water softener installed just 5 months ago, and concrete front steps. Well built, well maintained, and offering some of the best views in town—this is one you won't want to miss.