



**47 Westmount Road  
Okotoks, Alberta**

**MLS # A2310716**



**\$619,900**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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>	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

Great opportunity to own this fully finished 4-bedroom, 3.5-bath home offering over 3,000 SqFt of comfortable living space. Minor TLC required to make this home sees it full potential! The main floor welcomes you with its spacious open layout and easy-care laminate flooring throughout. The inviting living room features a cozy gas fireplace, creating the perfect spot to unwind. The large kitchen offers plenty of workspace, a generous island, and an expansive dining area that opens to a deck and fenced yard—ideal for gatherings and outdoor enjoyment. Upstairs, you'll find a bright vaulted bonus room and two additional bedrooms. The primary suite, tucked at the back of the home, features a walk-in closet and a 4-piece ensuite. The fully finished basement adds even more versatility with a fourth bedroom, den, and an additional 3-piece bath. Perfectly located across from the school and close to shopping, parks, and everyday conveniences—this is a home your family can grow into and love for years to come. If you are looking for a fixer upper with solid bones but some minor work this house is for you!