



117 Westmount Road
Okotoks, Alberta

MLS # A2311665



\$779,900

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,451 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Chimney hood fan, pool table. garage door opener with 2 controls, shed

Welcome to this exceptional upgraded family home, perfectly located backing onto greenspace and walking paths, while being just minutes from shopping and a nearby K–9 school. Offering an impressive layout, beautiful upgrades, and the rare feature of 3 upstairs bedrooms each with their own private ensuite, this home is ideal for growing families or multi-generational living. Step inside and immediately appreciate the soaring open-to-above entrance, 9-foot ceilings, and stunning diagonal-laid Brazilian cherry hardwood flooring that flows throughout the main level. The spacious front office is perfect for working from home. The expansive living room is designed for both comfort and entertaining, featuring a beautiful stone-faced gas fireplace.. The chef-inspired kitchen offers everything you need, including granite countertops, a large central island, oak cabinetry, corner pantry, chimney hood fan, and upgraded stainless steel appliances including a Viking gas stove. The spacious dining area opens directly onto the large deck with long-life decking and privacy screen, overlooking the beautifully landscaped west-facing backyard and greenspace beyond. The tiled mudroom is thoughtfully designed with built-in shelving and bench seating, while the adjacent half bath features granite countertops. Upstairs is where this home truly stands out. All three upper bedrooms feature their own private ensuites — an incredibly rare and sought-after feature. The luxurious primary retreat is massive in size and includes a dedicated sitting area, walk-in closet with built-ins, and a spacious ensuite complete with dual sinks, soaker tub, separate shower, tiled flooring, and private water closet. A hidden compartment behind the mirror adds a unique touch. The second and third bedrooms are both generously sized with built-in closet organizers and their own beautifully

appointed ensuite bathrooms, offering privacy and convenience for every family member. The professionally finished basement provides even more living space with a huge family/games room with pool table, rough-in for speakers, a large fourth bedroom and a 4-piece bathroom, and additional storage. Additional highlights include 2 furnaces, central air conditioning on the upper level, water softener and a \$2,500 flooring credit being offered to the buyer. Don't miss out on this lovely 4 bedroom, 4.5 bathroom home! View 3D Tour/Virtual Tour/Multi Media.