



**GRASSROOTS**

REALTY GROUP

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6100, 200 Southridge Drive  
Okotoks, Alberta

MLS # A2325033

**\$449,000**



<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Guest, Single Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 228
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

**Inclusions:** na

First-time buyers save 5% off the listing price! This brand-new three-story townhome is part of an exciting new multi-phase community by Slokker Homes in Westmount, Okotoks. The open-concept main floor features soaring knockdown ceilings, durable vinyl plank flooring, and a gourmet kitchen with quartz countertops, a breakfast bar, two-tone soft-close cabinetry, and stainless steel appliances. Upstairs offers two generous bedrooms, including a primary retreat with its own full ensuite, plus an additional full bathroom, alongside a convenient upper-floor laundry room. This multi-level layout includes 2.5 baths and an attached garage with a tandem parking option. Located in the highly desirable Westmount community, this master-planned development's location is unbeatable, offering easy access to the Westmount K-9 school and extensive community walking trails and parks. Enjoy a lifestyle of convenience with essential shopping, dining, and services just moments away at the Westmount Centre retail hub. This home is the perfect blend of style, comfort, and location, providing a great base for your life in the foothills. Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality" ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of mind that comes with nearly a century of building excellence.