



**71 Westmount Circle
Okotoks, Alberta**

MLS # A2326605



\$675,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,259 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated 3-bedroom home in the sought-after community of Westmount, offering over 2,250 sq. ft. of living space just steps from shopping, amenities, pathways, and Westmount School. With brand new LVP flooring, carpet, and paint, this home feels fresh, clean, and move-in ready. Step inside to the open-to-above foyer, leading into a bright open layout with 9-foot ceilings featuring a spacious living room and cozy gas fireplace. The kitchen has been refreshed with brand new countertops, a new sink, and updated backsplash. It also offers stainless steel appliances, a large wrap-around breakfast bar, and a spacious walk-through pantry connecting directly to the laundry area and double attached garage. The dining area opens onto the freshly painted deck and newly landscaped backyard. Upstairs, the large bonus room with vaulted ceilings provides an excellent second living space for a family room, play area, or home office. The primary bedroom features large built-in wardrobes, allowing the walk-in closet to function as an additional closet, office nook, dressing area, or extra storage space. Two spacious additional bedrooms and a full bathroom complete the upper level. The partially finished basement offers extra usable space and room for future development. Outside, enjoy the flat, graded backyard with new landscaping, gravel, flower beds, a freshly painted deck, and under-deck storage area. The double attached garage includes built-in overhead storage, adding even more practical functionality to this well-cared-for home in a fantastic family-friendly location. Available for quick possession!