



GRASSROOTS
REALTY GROUP

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22 Westfall Drive
Okotoks, Alberta

MLS # A2329685



\$709,900

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,531 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: none

Some homes simply check the boxes. Others have a feeling the moment you walk through the door. Welcome to 22 Westfall Drive in desirable Westmount, where generous living spaces, soaring ceilings and timeless character come together in a beautifully maintained home. With 2,531 sq. ft. of finished living space above grade, there is room for everyone to spread out. The impressive vaulted great room creates a true sense of openness, while the three-sided fireplace provides a warm and inviting focal point for relaxing evenings and entertaining. The main floor offers a thoughtful layout with a home office, spacious kitchen, walk-through pantry and comfortable living and dining areas. Upstairs, the generous primary retreat offers a place to unwind, along with additional bedrooms and living space for the family. And then there is the basement. With approximately 1,000 sq. ft. of unfinished space and a bathroom rough-in already in place, this is a rare opportunity to create something uniquely yours. Imagine a home theatre, games room, gym, additional bedrooms, children's retreat or the ultimate family recreation space. The work hasn't been done for you—because you get to decide exactly what you want. Outside, enjoy your 5,284 sq. ft. lot and the space to relax, entertain and make memories. This is a home that has been lovingly cared for and thoughtfully enjoyed—and now it's ready for its next chapter. If you've been waiting for a home with substantial finished space, distinctive character and the opportunity to create even more, come see what makes 22 Westfall Drive special