



GRASSROOTS
REALTY GROUP

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212 Westland Street
Okotoks, Alberta

MLS # A2347313



\$730,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,352 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NONE

Welcome to a truly special home in the heart of sought-after Westmount, Okotoks. Set on a large corner lot backing directly onto the community walking path, this beautifully upgraded executive home combines character, space, energy-conscious improvements and wonderful views of the mountains and rolling foothills. From the moment you step inside, the home makes an impression. A spacious foyer with vaulted ceilings, curved windows and original crown moulding introduces the distinctive architecture, while an abundance of natural light carries throughout. A dedicated main-floor office provides an ideal space for working from home, alongside a convenient powder room and main-floor laundry. The open-concept main living area is designed equally well for everyday living and entertaining. Hardwood flooring, soaring ceilings and large windows frame the inviting living room, centred around one of two gas fireplaces. The kitchen offers granite countertops, full-height tile backsplash, a generous island, walk-in corner pantry and excellent connection to the dining area and rear deck. The main-floor primary suite creates a private retreat, featuring a walk-in closet with custom built-ins and a spacious ensuite with dual sinks, granite countertops, soaker tub and separate glass shower. Downstairs, the fully developed lower level with 9ft. Ceilings offers exceptional additional living space with two large bedrooms, a full bathroom, extensive built-in cabinetry and a spacious recreation area with room for a home theatre, games area or both. A second gas fireplace adds warmth and atmosphere, while the oversized storage area provides plenty of practical space. Outside, the backyard enjoys direct gated access to the pathway system, along with a two-tier deck and plenty of room to relax, entertain or enjoy the sunshine. The double attached oversized garage is equipped

with 220-volt wiring, adding flexibility for a workshop, hobby space or EV charging. Significant upgrades further enhance the home, including solar panels, new triple-pane windows, central air conditioning and a whole house water filtration system with reverse osmosis and water softener. With more than 2,200 sq. ft. of developed living space, two fireplaces, impressive natural light and a highly desirable location close to schools, shopping and pathways, this is a home that offers far more than the ordinary.