



GRASSROOTS
REALTY GROUP

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**14 Westmount Way
Okotoks, Alberta**

MLS # A2349032



\$724,900

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,175 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry		

Inclusions: window coverings, TV and mount in living room

Welcome to 14 Westmount Way, a spacious and beautifully designed family home offering nearly 3,000 sq. ft. of finished living space in the popular community of Westmount. With 4 bedrooms, 3.5 bathrooms, a main-floor office, upper bonus room and fully finished walkout basement, there is plenty of room for a growing family. The main floor makes a great first impression with soaring 18' ceilings at the entrance, an abundance of natural light, and gorgeous hardwood flooring. The large living room features a cozy gas fireplace, while the practical kitchen offers granite countertops, a centre island, eating bar and walk-through pantry with plenty of shelving and storage. A dedicated main-floor laundry room, mudroom and separate office/den add everyday convenience and functionality. Upstairs you'll find three bedrooms, including the primary suite with beautiful views, a walk-in closet and private 4-piece ensuite complete with a large soaker tub and separate shower.. A second full bathroom serves the additional bedrooms, while the spacious front bonus room offers flexible space for movie nights, a kids' area, home gym or additional sleeping space. The fully finished walkout basement adds over 800 sq. ft. of additional living space and includes a fourth bedroom, 4-piece bathroom, hobby/flex room and a large recreation room. With direct access to the backyard, this level works beautifully for guests, older children, hobbies or additional family living space. Outside, the low-maintenance backyard backs directly onto the neighbourhood walking path, offering an open outlook with no homes immediately behind and easy access to nearby green spaces. Garden boxes provide space for anyone who enjoys growing their own vegetables or flowers, while the upper deck and lower patio give you multiple places to enjoy the outdoors. Add in central air conditioning, an attached

double garage, and a fantastic location within walking distance of Westmount School, shopping and everyday amenities, and this is a home that combines space, comfort and a very family-friendly layout