

46 Westmount Way
Okotoks, Alberta

MLS # A2214830



\$699,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Room to grow in family-friendly Westmount! This beautifully maintained 2-storey home offers 4 spacious bedrooms and 2,485 sq. ft. of thoughtfully designed living space — perfect for young families looking for space, comfort, and community. Step into a bright, open-concept main floor that’s ideal for busy family life. The modern kitchen features a large island, sleek black appliances, and ample counter space — perfect for everything from quick breakfasts to weekend baking sessions. The cozy living room with a gas fireplace creates a warm, inviting space for family movie nights or quiet evenings in. Upstairs, you’ll find 4 generously sized bedrooms, including a relaxing primary retreat with a walk-in closet and a private 5-piece ensuite. A large bonus room adds flexible space for a playroom, teen lounge, or home office. Outside, enjoy a fully fenced backyard where kids and pets can run free, plus a quiet street that’s perfect for riding bikes and making neighborhood friends. You’re just a short walk from schools, playgrounds, parks, and Westmount’s shops and services — everything your growing family needs, all close to home. This is the space, location, and lifestyle your family has been waiting for. Welcome to Westmount — welcome home.