

**207 Westmount Bay  
Okotoks, Alberta****MLS # A2232700****\$699,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Garden,		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

Located on a quiet cul-de-sac, this air conditioned home offers over 2700 sq/ft of developed living space across 3 floors including a walkout basement! Located on a SW facing pie lot, this home has all the extras you could ask for. Approaching the home you'll appreciate the cul-de-sac, oversized driveway, oversized garage that's insulated and heated for the winter. Entering the home you'll notice the hardwood floors, SW facing windows and open concept floor plan. With a large kitchen featuring upgraded cabinets, you'll love the entertaining abilities with the dining and living room being all connected. The large walk through pantry takes your right to the oversized attached two car garage for easy grocery trips. The main floor is complete with a half bath, gas fireplace in the living room and access to your deck. Heading upstairs you'll be welcomed with a large, bright bonus space that's perfect for an additional TV space, rec room or office. There are two generous secondary bedrooms upstairs that share a 4 piece bathroom. The primary retreat offers room for a king sized bed, a walk in closet and a 4 piece en suite. Heading down to the walkout basement you have a 3 piece bathroom, a large 4th bedroom and another TV/rec space with a dry bar. The basement has an additional dishwasher and sink in the utility room and storage. Heading outside to your SW facing PIE lot you'll be wow'd with this entertainers paradise. With a covered porch you're spoiled with a custom granite countertop kitchen with built in bbq and stove, built in fireplace, raised deck, pergola and still tons of room for the kids to play. The home includes a beautiful waterfall feature overlooking the hot tub. This home is located close to schools (k-9), shopping, a local brewery and so much more. With easy access in and out of Okotoks this is a great place to call home.