

12 Westmount Circle
Okotoks, Alberta

MLS # A2192520



\$730,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,189 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters

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

Inclusions: N/A

Please VIEW . Price Adjusted to SELL. Awesome Condition. Brilliant and Bright. Come See. Walk into this Bright and Spacious. Extra Windows Bonus. Clean, Home. Non-Smoking. Non-Animal Home. Air Conditioned. Close to Schools in Okotoks, Alberta. This home offers over 3,000 square feet of living space and boasts upscale finishes throughout. Key features include: 4 bedrooms and 3.5 bathrooms. Kitchen: Granite countertops, stainless steel appliances, and a large pantry. Flooring: Beautiful hardwood floors. Newer Carpet Main Level: Open Concept. A spacious office and a natural gas fireplace. Eatin Kitchen Area. Living Room. Main Floor Laundry. Climate Control: Central air conditioning for hot summer days. Lower Level: A fully finished living space featuring a 4th bedroom with a full bath and a family room equipped with built-in speakers for a home theatre experience. Storage Area Upper Level: 3 large bedrooms plus a bonus room with vaulted ceilings and a built-in wall unit. Primary Bedroom: A stunning ensuite with a soaker tub and a separate shower, overlooking a beautiful green space. The property backs onto a bike path that provides access to a Treed area park and playground, and there are no neighbors directly behind the home, offering added privacy. If you have any specific questions about this property or would like more information, feel free to ask!