

**71 Westmount Circle
Okotoks, Alberta**

MLS # A2207467



\$679,900

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dining Hutch, Closet Organizer		

Welcome to this beautiful 3-bedroom home with a double attached garage, located in the sought-after community of Westmount—just minutes from shopping, amenities, and a short walk to the Westmount School. The main level features an open-concept layout filled with natural light. The bright kitchen offers a central island with bar seating, stainless steel appliances, and a walk-in pantry that conveniently leads to the laundry area and garage. The spacious dining area overlooks the backyard patio, while the cozy living room is anchored by a gas fireplace and a large picture window. Upstairs, you’ll find a generously sized bonus room with vaulted ceilings and large windows—perfect as a family room, play space, or home office. The primary bedroom offers excellent storage with included wardrobes, a walk-in closet with built-in organizers, and a private ensuite with a soaker tub and walk-in shower. Two additional bedrooms and a full bathroom complete the upper level. Step outside to the back patio, ideal for summer BBQs, with stairs leading down to a large, fully fenced backyard—perfect for kids, pets, or entertaining.