

# \$750,000 - 12 Westmount Circle, Okotoks

MLS® #A2192520

## \$750,000

4 Bedroom, 4.00 Bathroom, 2,189 sqft  
Residential on 0.11 Acres

Westmount\_OK, Okotoks, Alberta

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. Family Room with Fireplace.

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.

Upper Level: 3 large bedrooms and 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!

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2192520    |
| Price          | \$750,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,189       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12 Westmount Circle |
| Subdivision | Westmount_OK        |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 0B5             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Environmental Reserve, Few Trees, Greenbelt, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 64                 |
| Zoning         | TN                 |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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