

# \$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, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Environmental Reserve, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 5th, 2025
Days on Market	56
Zoning	TN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.