

# \$699,000 - 46 Westmount Way, Okotoks

MLS® #A2214830

**\$699,000**

4 Bedroom, 3.00 Bathroom, 2,482 sqft

Residential on 0.11 Acres

Westmount\_OK, Okotoks, Alberta

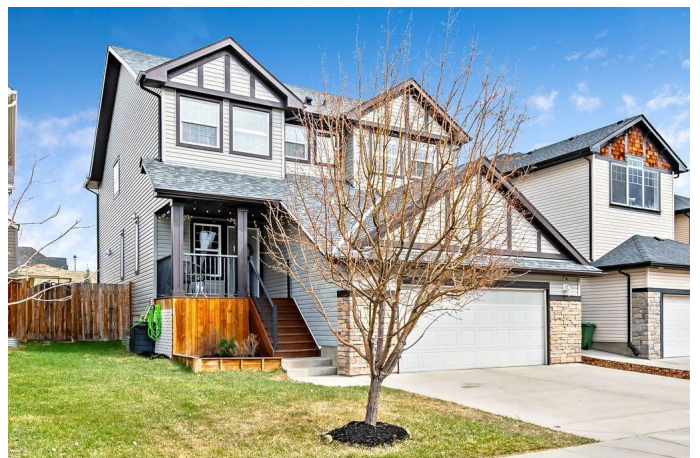
Room to grow in family-friendly Westmount! This beautifully maintained 2-storey home offers 4 spacious bedrooms and 2,485 sq. ft. of thoughtfully designed living space â€” perfect for young families looking for space, comfort, and community.

Step into a bright, open-concept main floor thatâ€™s ideal for busy family life. The modern kitchen features a large island, sleek black appliances, and ample counter space â€” perfect for everything from quick breakfasts to weekend baking sessions. The cozy living room with a gas fireplace creates a warm, inviting space for family movie nights or quiet evenings in.

Upstairs, youâ€™ll find 4 generously sized bedrooms, including a relaxing primary retreat with a walk-in closet and a private 5-piece ensuite. A large bonus room adds flexible space for a playroom, teen lounge, or home office.

Outside, enjoy a fully fenced backyard where kids and pets can run free, plus a quiet street thatâ€™s perfect for riding bikes and making neighborhood friends. Youâ€™re just a short walk from schools, playgrounds, parks, and Westmountâ€™s shops and services â€” everything your growing family needs, all close to home.

This is the space, location, and lifestyle your



family has been waiting for. Welcome to Westmount – welcome home.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214830    |
| Price          | \$699,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,482       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 46 Westmount Way |
| Subdivision | Westmount_OK     |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 0E1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central  |
| Cooling           | None   |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Street Lighting                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 25th, 2025 |
| Zoning      | TN               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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