

**241 Westmount Crescent  
Okotoks, Alberta**

**MLS # A2240872**



**\$669,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westmount_OK                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,897 sq.ft.                                                            | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding            | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)

**Inclusions:** N/A

Beautifully refreshed 2 storey home in the desirable community of Westmount offers nearly 1,900 square feet of thoughtfully designed living space and backs directly onto peaceful greenspace. With a functional layout, recent updates, including a backyard oasis, this home delivers all you need in one inviting package. From the moment you step inside, the soaring open-to-above foyer sets the tone for the home's bright and airy feel. The main floor features durable tile through high-traffic areas, while the living room showcases rich hardwood flooring and a newly updated feature wall surrounding the gas fireplace; a stylish focal point perfect for relaxing. Oversized windows flood the space with natural light, creating a cheerful, sunny ambiance. The kitchen impresses with generous cabinetry, and a large island with a raised breakfast bar. A dream-sized, walk-through pantry connects directly to the mudroom and garage entrance for maximum everyday convenience. The open-concept dining area flows seamlessly to the west-facing backyard, where you'll discover a large deck, a hot tub, and privacy screens—all overlooking tranquil greenspace. Perfect layout for indoor/outdoor living! Whether it's a summer barbecue or a quiet evening under the stars, this outdoor space is built for relaxation. Upstairs, a spacious vaulted bonus room offers the perfect spot for a playroom, or family theatre room. The bright primary suite features a large walk-in closet and a luxurious 5-piece ensuite with a corner soaker tub, separate shower, and dual sinks. 2 additional bedrooms and a full bathroom complete the upper level. Additional highlights include a fresh, neutral paint palette throughout, main floor laundry tucked into the mudroom, an oversized double attached garage with epoxi, and a large unfinished basement to turn into whatever you want! Central A/C ensures

year-round comfort. With its incredible backyard retreat, sunlit interior, and unbeatable location backing onto green space, this home truly has it all. This is one you don't want to miss!