

# \$729,900 - 204 Westland Street, Okotoks

MLS® #A2206640

**\$729,900**

3 Bedroom, 3.00 Bathroom, 2,335 sqft  
Residential on 0.11 Acres

Westmount\_OK, Okotoks, Alberta

Stunning Family Home in a Prime Location!

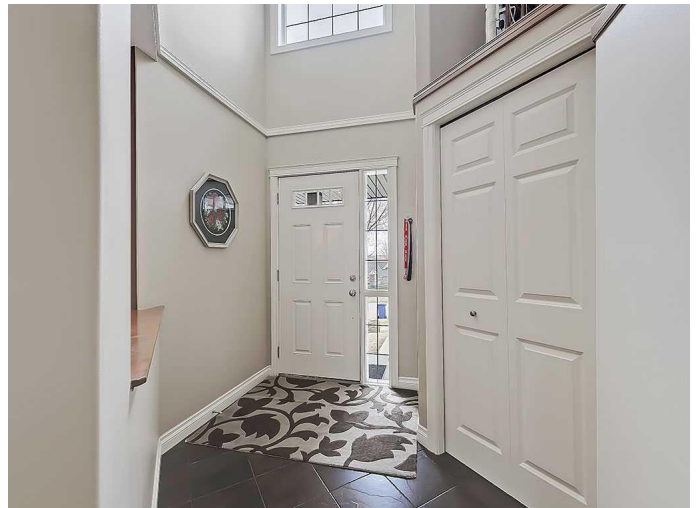
This immaculate home is perfectly situated near schools, shopping, and beautiful green spaces. As you step inside, gleaming hardwood floors lead you into a spacious kitchen featuring elegant granite countertops and newer stainless steel appliances. Adjacent to the kitchen, a bright breakfast nook offers scenic views of the beautifully landscaped backyard.

The open-concept main floor boasts a generous living room with a cozy gas fireplace, while a separate dining room provides the perfect setting for family gatherings and holiday celebrations.

Upstairs, a thoughtfully designed second level includes a massive bonus room with breathtaking views of the surrounding countryside. The luxurious primary suite features a walk-in closet, a spa-like 5-piece ensuite, and a serene sitting area—ideal for unwinding at the end of the day. Two additional bedrooms and a stylish 4-piece bathroom complete the upper floor.

Step outside to a private, tree-lined backyard that backs onto scenic walking paths—offering the perfect space to relax and entertain.

Don't miss out on this incredible



homeâ€”schedule your viewing today and  
"Start Packing!"

Built in 2008

### Essential Information

MLS® #	A2206640
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,335
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	204 Westland Street
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2L3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

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

### Exterior

Exterior Features None  
Lot Description Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 31st, 2025  
Days on Market 4  
Zoning TN

### Listing Details

Listing Office Century 21 Foothills 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.

