

# \$739,000 - 133 Westmount Road, Okotoks

MLS® #A2207509

**\$739,000**

4 Bedroom, 4.00 Bathroom, 2,261 sqft  
Residential on 0.12 Acres

Westmount\_OK, Okotoks, Alberta

Welcome to the vibrant neighbourhood of Westmount. Amazing family community with all the amenities within easy walking distance. Including schools of all grades near by (K-9) across the street and high school (10-12) just a few extra mins away. This area includes plenty of shopping opportunities, wide variety of stores and restaurant's/ fast food etc. This home is gorgeous with just over 3150 SQFT of developed living space. Total of 4 bedrooms, upper bonus room and lower level theatre room. When you first walk into the home your eyes will be drawn to the stunning vinyl plank flooring throughout the main and upper level. The kitchen has lots of counter and cupboard space including a walk through pantry. So much natural light throughout the entire home. Additional feature walls found throughout the home to give it that extra pop! 3 generous sized bedrooms up, perfect primary bedroom with large 4 pc ensuite plus walk in closet. The bonus room has vaulted ceilings, lots of natural light there as well and is a great size and versatile space. The fully developed basement has a substantial sized theatre room, the 4th bedroom is large in size, dedicated 4 pc bathroom- great for those teenagers in our lives or visitors etc . Additionally a separate custom dedicated desk/ work space. The garage is just the right size 21' 5" x 18' 11". This home is situated on a corner lot, West facing back yard, backing onto connecting walking/ biking paths. The final touches to this home is the permanent



outdoor lighting along the eaves. This home is completely move in ready! All this home needs is you!

Built in 2007

### **Essential Information**

MLS® #	A2207509
Price	\$739,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,261
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	133 Westmount Road
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2J5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.