

# \$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

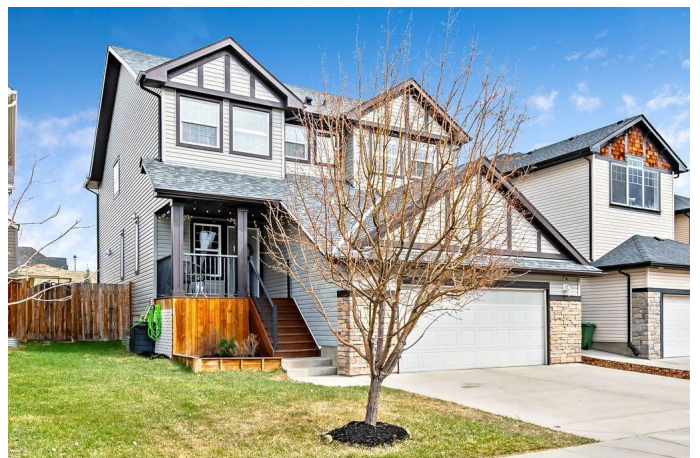
Room to grow in family-friendly Westmount! This beautifully maintained 2-storey home offers 4 spacious bedrooms and 2,485 sq. ft. of thoughtfully designed living space â€” perfect for young families looking for space, comfort, and community.

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
Days on Market	8
Zoning	TN

### **Listing Details**

Listing Office	Royal LePage Solutions
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