

# \$864,999 - 222 Westmount Crescent, Okotoks

MLS® #A2205201

## \$864,999

4 Bedroom, 4.00 Bathroom, 2,258 sqft

Residential on 0.26 Acres

Westmount\_OK, Okotoks, Alberta

WELCOME to this AIR-CONDITIONED, 2 Storey HOME with SPACIOUS 3,064.85 Sq Ft of Developed space, offering 4 Bedrooms, 3 1/2 Bathrooms, and a Storage room, providing AMPLE room for comfortable living nestled on a GENEROUS .26 ACRE LOT (11,539 Sq Ft) in Okotoks!!! GREAT Curb Appeal, including the front porch as you enter the foyer, featuring a bright 18"™ Ceiling. The Living room with 9' ceilings is perfect for entertaining, with a COZY corner Gas Fireplace ideal for RELAXING evenings spent reading or unwinding by the fire. Adjacent to the Living room is a Spacious Dining room, perfect for hosting FAMILY gatherings or Intimate dinners. A patio door offers access to the backyard deck, EXPANDING your living space outdoors. The Kitchen is thoughtfully designed with Hazelnut Oak Cabinets, a Tiled Backsplash, and SS Appliances. The Island with a Breakfast bar is perfect for quick meals on the go, and the WALK-THROUGH Pantry adds CONVENIENCE for everyday tasks. The Mudroom, accessible from the kitchen, leads directly to the Attached Double Garage, making it easy to bring in groceries and unload after a busy day. The Double Garage features an Immaculate epoxy floor, providing this FUNCTIONAL space with a DURABLE and SLEEK finish. On the Upper floor is a large Bonus room (3 virtual photos), ideal for Movie nights or Games with Family and Friends. There are 2 good-sized Beds, a 4 pc bath, and a Laundry room. The Primary Bedroom is a



Peaceful Retreat, complete with a 4 pc EN-SUITE bath that includes a corner Soaker tubâ€”perfect for UNWINDING after a long day. The Basement (3 Virtual photos) with a LARGE Family room, a 4 pc Bath, and a large STORAGE room. Additionally, there's the 4th Bed, providing flexibility for Guests or growing Families. Step outside to the EXPANSIVE NW-facing Backyard, which boasts over 1551 Sq Ft of width due to its unique lot. The deck is a perfect place to relax, entertain, or enjoy a meal while soaking in the outdoors. The backyard is surrounded by many mature trees, offering both BEAUTY and PRIVACY to CREATE a SERENE and PEACEFUL environment. It also features a BEAUTIFUL water feature, a designated Fire pit area for stargazing, and space for a garden. For added convenience, the backyard is outfitted with AstroTurf, reducing maintenance while keeping your outdoor space green and inviting. A Shed provides EXTRA STORAGE space for tools, outdoor gear, or seasonal items, ensuring everything has its place. With a PAVED PARKING PAD measuring 74'11" by 42'6", this property offers plenty of room for ADDITIONAL Parking, RV Storage, or even the POTENTIAL for ANOTHER Double Garage. This home is truly a RARE find with ENDLESS possibilities. UPGRADES are NEW Flooring done, and a \$15K credit for the remaining flooring immediately. WALK-IN California Closets to be installed. Westmount has easy access to Hwy 7 and 32nd Street, many Amenities, Green Spaces, Walking Paths, plus more. Just a short drive North to Calgary. BOOK your showing TODAY!!!

Built in 2006

### **Essential Information**

MLS® #	A2205201
Price	\$864,999

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.26
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	222 Westmount Crescent
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2J2

### Amenities

Parking Spaces	20
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front, Insulated, Parking Pad, RV Access/Parking, Paved
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vinyl Windows, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters, Storage, RV Hookup
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Pie Shaped Lot, Private, Street Lighting, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	38
Zoning	TN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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