

\$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

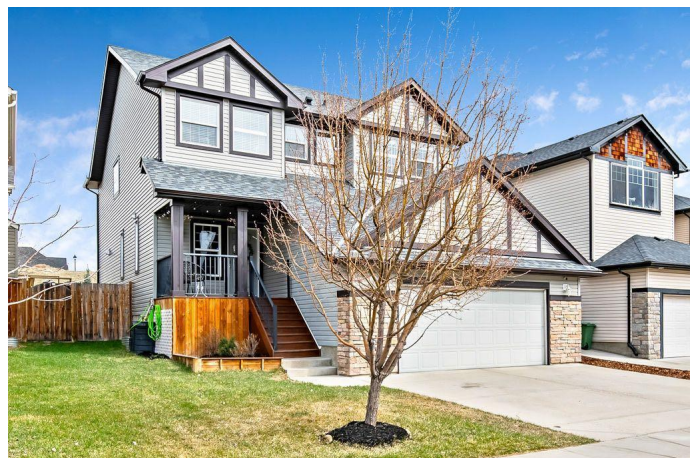
Room to grow in family-friendly Westmount! This beautifully maintained 2-storey home offers 4 spacious bedrooms and 2,485 sq. ft. of thoughtfully designed living space â€” perfect for young families looking for space, comfort, and community.

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 | 18 |
| Zoning | TN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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