

\$749,800 - 22 Westfall Drive, Okotoks

MLS® #A2206115

\$749,800

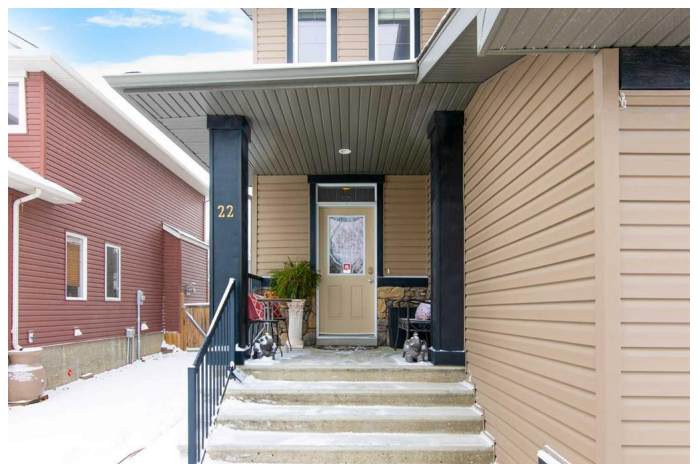
3 Bedroom, 3.00 Bathroom, 2,531 sqft
Residential on 0.12 Acres

Westmount_OK, Okotoks, Alberta

Welcome to 22 Westfall Drive, a beautifully maintained home in one of Okotoks's™ most sought-after neighbourhoods. With 2,500+ sq. ft. of thoughtfully designed living space above grade and 1,100+ sq. ft. of unfinished basement with rough-in for another bathroom, this 3-bedroom, 2.5-bath property offers a perfect blend of style, comfort, and function for the modern family. From the moment you step inside, you're welcomed by soaring vaulted ceilings in the stunning great room, anchored by a cozy three-sided gas fireplace that adds warmth and charm to the open-concept layout. The kitchen features rich maple cabinets, a walk-through pantry for added convenience, and flows effortlessly into the dining area—complete with a unique, breathable clay feature wall that adds both natural beauty and air-purifying qualities to the space.

Main floor laundry adds everyday practicality, while the overall design lends itself to easy family living and entertaining. Upstairs and down, you'll find generous living areas that offer flexibility for work, play, or relaxation. The beautifully landscaped backyard is a private retreat, featuring mature fruit trees that provide shade, beauty, and a sweet seasonal harvest.

The location is unbeatable—just minutes from top-rated schools, shopping, parks, and public transit, making daily errands and commutes a breeze. Whether you're hosting in the great room, relaxing in your backyard oasis, or



enjoying the family-friendly amenities nearby, 22 Westfall Drive delivers the lifestyle you've been looking for in Okotoks.

Built in 2009

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206115 |
| Price | \$749,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,531 |
| Acres | 0.12 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 22 Westfall Drive |
| Subdivision | Westmount_OK |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 0K1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Pantry |
| Appliances | Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|------------------|
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Three-Sided |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 30th, 2025 |
| Days on Market | 5 |
| Zoning | TN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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