

\$679,900 - 71 Westmount Circle, Okotoks

MLS® #A2207467

\$679,900

3 Bedroom, 3.00 Bathroom, 2,260 sqft

Residential on 0.10 Acres

Westmount_OK, Okotoks, Alberta

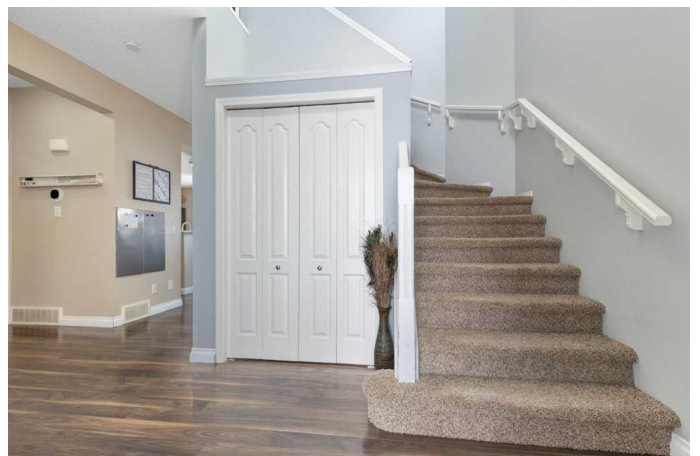
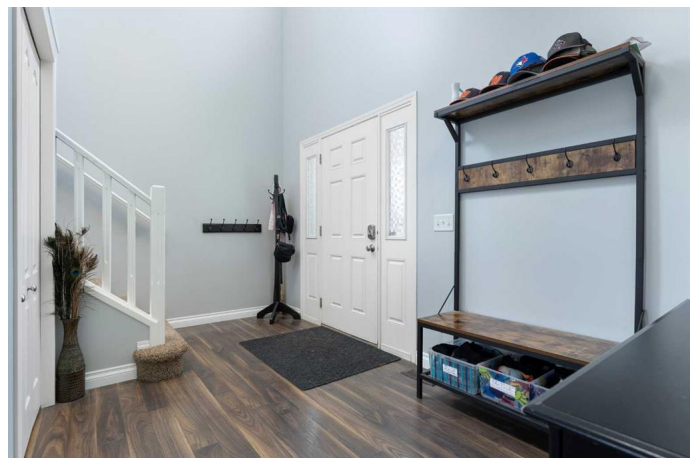
Seller is offering a credit toward interior paint—an ideal opportunity to personalize the space with your own style and colours.

Welcome to this beautiful 3-bedroom home with a double attached garage, located in the sought-after community of Westmount—just minutes from shopping, amenities, and a short walk to the Westmount School.

The main level features an open-concept layout filled with natural light. The bright kitchen offers a central island with bar seating, stainless steel appliances, and a walk-in pantry that conveniently leads to the laundry area and garage. The spacious dining area overlooks the backyard patio, while the cozy living room is anchored by a gas fireplace and a large picture window.

Upstairs, you'll find a generously sized bonus room with vaulted ceilings and large windows—perfect as a family room, play space, or home office. The primary bedroom offers excellent storage with included wardrobes, a walk-in closet with built-in organizers, and a private ensuite with a soaker tub and walk-in shower. Two additional bedrooms and a full bathroom complete the upper level.

Step outside to the back patio, ideal for summer BBQs, with stairs leading down to a large, fully fenced backyard—perfect for kids,



pets, or entertaining.

Built in 2008

Essential Information

MLS® #	A2207467
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	71 Westmount Circle
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Insulated, Garage Faces Front
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	TN

Listing Details

Listing Office	2% 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.