



## 49 Westmount Road Okotoks Alberta

\$699,900

You found it! The perfect family home. This four bedroom, four bathroom, fully finished home is waiting for you to move in. Walk in and enjoy over 2500 sq ft of developed, air conditioned (2022) space. Main floor has beautiful hardwood floors, gas fireplace place, newly renovated kitchen (2022) with white cabinets and black hardware and a stunning quartz countertop island. There is even a cup/bottle washer beside your black sink. Laundry is conveniently located on main floor! Walking upstairs (new carpet 2022) you find a huge bonus room with stunning vaulted ceilings. On the other side of the upper floor you have two generous sized bedrooms, full bathroom and peaceful primary with large ensuite. Heading down to the basement you have a teenager dream. Large hangout area perfect for those movie nights. Three piece bathroom and fourth very generous sized flexroom currently used as a bedroom. Now step outside to your HUGE backyard. Fully equipped with irrigation (2024) in the front and back. Tiered deck with a dog run off the deck into a separate fenced run (2022). Newly landscaped (2024) with trees along the back, raised garden bed and firepit for those perfect fall evenings. Home is located in the heart of Westmount. You can walk the kids to the K-9 school then pop over for a coffee at Tims. Call your favourite Realtor to come view today! (id:6769)

Bedroom 9.92 Ft x 11.25 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft  
 Primary Bedroom 11.92 Ft x 13.92 Ft  
 4pc Bathroom 8.42 Ft x 10.33 Ft  
 Bedroom 11.75 Ft x 9.92 Ft  
 Bonus Room 12.92 Ft x 14.50 Ft  
 Family room 16.17 Ft x 19.33 Ft  
 Bedroom 13.25 Ft x 12.92 Ft

3pc Bathroom 7.83 Ft x 9.17 Ft  
 Dining room 11.92 Ft x 6.00 Ft  
 Kitchen 14.25 Ft x 11.92 Ft  
 2pc Bathroom 5.42 Ft x 5.92 Ft  
 Living room 16.67 Ft x 13.92 Ft  
 Other 5.67 Ft x 9.50 Ft  
 Laundry room 5.50 Ft x 2.92 Ft  
 Other 9.42 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX iRealty Innovations

<https://krista.brown.remax.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca