

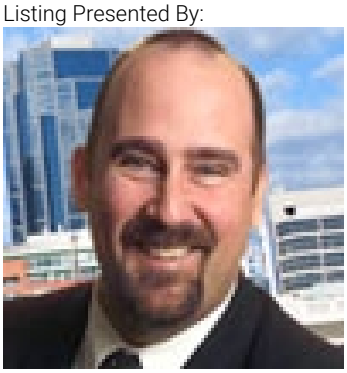
212 Westland Street Okotoks Alberta

$710,000

Offering more than 2,200 sq. ft. of beautifully developed living space, this extensively upgraded Westmount home combines a rare main-floor primary suite, impressive lower-level living space, energy-efficient improvements and a premium corner-lot location backing directly onto the community pathway system.Inside, a spacious foyer with vaulted ceilings, show-stopping curved windows and crown moulding introduces a home filled with natural light and distinctive architectural details. A dedicated main-floor office provides an ideal work-from-home space, complemented by a powder room and convenient main-floor laundry.The open-concept living area features hardwood flooring, soaring ceilings and large windows, with a gas fireplace creating a warm focal point. The spacious kitchen offers granite countertops, full-height tile backsplash, a generous island, walk-in corner pantry and an easy connection to the dining area and rear deck.The main-floor primary suite is a true retreat, with a walk-in closet featuring custom built-ins and a generous ensuite with dual sinks, granite countertops, soaker tub and separate glass shower.The fully developed lower level is anything but an afterthought. With 9-ft ceilings, two large bedrooms, a full bathroom, extensive built-in cabinetry and an expansive family and recreation area, it offers exceptional additional living space. A second gas fireplace adds warmth and character, while substantial storage keeps everything practical.Outside, enjoy a two-tier deck, landscaped yard and direct gated access to the pathway system, all from a large corner lot with views toward the mountains and rolling foothills. The oversized double attached garage includes 220-volt wiring, ideal for a workshop or EV charging.Significant upgrades include SOLAR PANELS, NEW TRIPLE-PANE WINDOWS, CENTRAL AIR CONDITIONING and a WHOLE-HOME WATER FILTRATION SYSTEM with re...

4pc Bathroom 5.00 Ft x 11.17 Ft
Family room 20.58 Ft x 21.67 Ft
Bedroom 9.50 Ft x 12.83 Ft
Bedroom 12.25 Ft x 12.42 Ft
Other 9.42 Ft x 12.58 Ft
2pc Bathroom 5.00 Ft x 5.67 Ft
Other 7.00 Ft x 7.50 Ft
Laundry room 3.50 Ft x 5.50 Ft
Living room 13.08 Ft x 14.08 Ft
Dining room 9.83 Ft x 12.00 Ft
Kitchen 12.58 Ft x 14.50 Ft
Primary Bedroom 13.00 Ft x 14.50 Ft

Listing Presented By:



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Office 9.50 Ft x 10.75 Ft

5pc Bathroom 9.58 Ft x 12.17 Ft