

# \$670,000 - 47 Westmount Road, Okotoks

MLS® #A2266980

**\$670,000**

4 Bedroom, 4.00 Bathroom, 2,096 sqft

Residential on 0.13 Acres

Westridge, Okotoks, Alberta

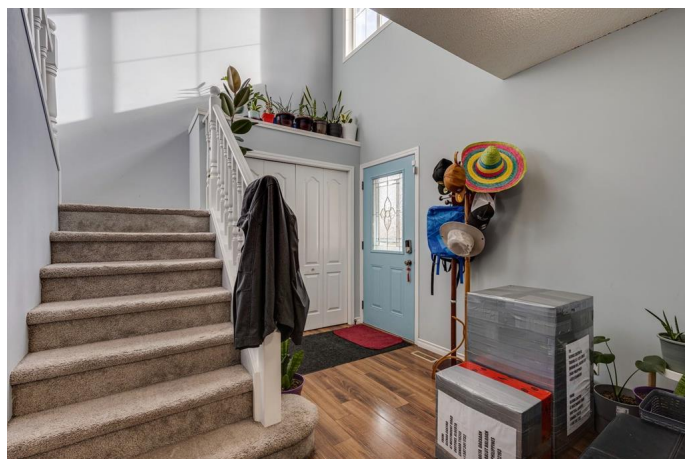
Great opportunity to own this fully finished 4-bedroom, 3.5-bath home offering over 3,000 SqFt of comfortable living space. The main floor welcomes you with its spacious open layout and easy-care laminate flooring throughout. The inviting living room features a cozy gas fireplace, creating the perfect spot to unwind. The large kitchen offers plenty of workspace, a generous island, and an expansive dining area that opens to a deck and fenced yard—ideal for gatherings and outdoor enjoyment.

Upstairs, you'll find a bright vaulted bonus room and two additional bedrooms. The primary suite, tucked at the back of the home, features a walk-in closet and a 4-piece ensuite. The fully finished basement adds even more versatility with a fourth bedroom, den, and an additional 3-piece bath. Perfectly located across from the school and close to shopping, parks, and everyday conveniences—this is a home your family can grow into and love for years to come.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2266980  |
| Price      | \$670,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,096       |
| Acres          | 0.13        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 47 Westmount Road |
| Subdivision | Westridge         |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 2J3           |

### **Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### **Interior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage |
| Appliances        | See Remarks                             |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Full                                    |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 28th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
| Zoning         | TN |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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