

# \$789,000 - 222 Westmount Crescent, Okotoks

MLS® #A2205201

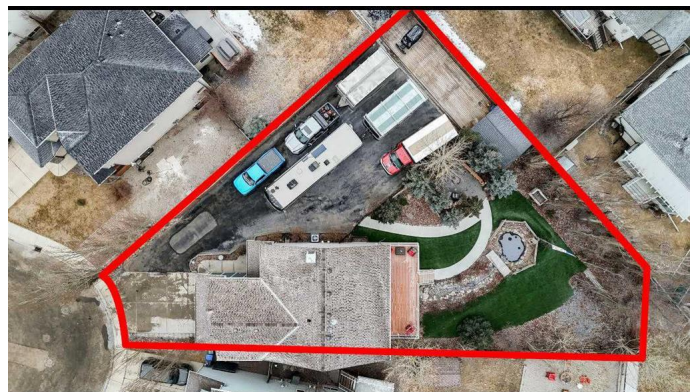
## \$789,000

4 Bedroom, 4.00 Bathroom, 2,258 sqft

Residential on 0.26 Acres

Westmount\_OK, Okotoks, Alberta

Amazing investment opportunity for a 2 storey secondary dwelling with or without a double car garage. A business owner's dream driveway. Got toys, bikes, boats, or RVs? There is space for it all. This huge lot has 11,539 square feet (0.26 acres) of space. Welcome to this 2 storey home, with a covered porch, air conditioning, and 3,064.85 square feet of developed space, featuring 9-foot ceilings and rounded corners. Offering 4 bedrooms, 3 1/2 bathrooms, and a large storage room, this home has lots of room for comfortable living. The main floor is an open floor plan, perfect for entertaining and busy families. Other highlights are a corner gas fireplace, a kitchen island with a breakfast bar, and a walk-through pantry to the clean, oversized garage. Upstairs has a full-size stacked washer and dryer, a large bright bonus room, 2 good-sized bedrooms, and a 4 pc bathroom with new flooring. The primary bedroom has ample room, making it a perfect place to relax. It features a new walk-in closet, designed and installed by California Closets, and is a wonderful upgrade to the space. It has a 4 pc bathroom, with a corner soaker tub and new flooring. The backyard is a perfect retreat, with lots of mature trees, an oversized deck that has plenty of space to do what makes you happy, and the tranquil water feature is surrounded by shrubs and perennial flowers. This landscaped yard has Astro turf, a concrete walkway that leads to a fire pit patio area that has tons of outdoor charm. House



sale includes a bonus \$15,000 flooring credit.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205201    |
| Price          | \$789,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,258       |
| Acres          | 0.26        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 222 Westmount Crescent |
| Subdivision | Westmount_OK           |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 2J2                |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 20   |
| Parking        | Double Garage Attached, Garage Faces Front, Parking Pad, RV Access/Parking, Additional Parking, Driveway, Insulated, Paved |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Smart Home, Track Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window  |

|                 |                         |
|-----------------|-------------------------|
|                 | Coverings               |
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room        |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Private Yard, Rain Gutters, RV Hookup, Storage   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, Private, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 80              |
| Zoning         | TN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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