

\$699,000 - 46 Westmount Way, Okotoks

MLS® #A2214830

\$699,000

4 Bedroom, 3.00 Bathroom, 2,482 sqft

Residential on 0.11 Acres

Westmount_OK, Okotoks, Alberta

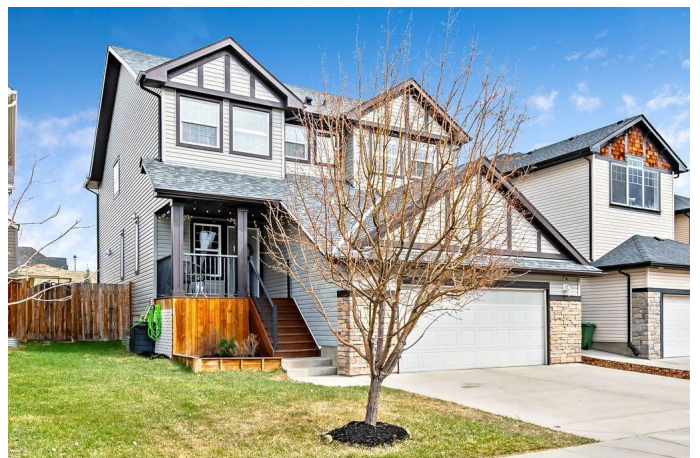
Room to grow in family-friendly Westmount! This beautifully maintained 2-storey home offers 4 spacious bedrooms and 2,485 sq. ft. of thoughtfully designed living space – perfect for young families looking for space, comfort, and community.

Step into a bright, open-concept main floor that’s ideal for busy family life. The modern kitchen features a large island, sleek black appliances, and ample counter space – perfect for everything from quick breakfasts to weekend baking sessions. The cozy living room with a gas fireplace creates a warm, inviting space for family movie nights or quiet evenings in.

Upstairs, you’ll find 4 generously sized bedrooms, including a relaxing primary retreat with a walk-in closet and a private 5-piece ensuite. A large bonus room adds flexible space for a playroom, teen lounge, or home office.

Outside, enjoy a fully fenced backyard where kids and pets can run free, plus a quiet street that’s perfect for riding bikes and making neighborhood friends. You’re just a short walk from schools, playgrounds, parks, and Westmount’s shops and services – everything your growing family needs, all close to home.

This is the space, location, and lifestyle your



family has been waiting for. Welcome to Westmount – welcome home.

Built in 2009

Essential Information

MLS® #	A2214830
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,482
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Westmount Way
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None

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

Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	TN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.