

\$765,000 - 204 Westland Street, Okotoks

MLS® #A2197222

\$765,000

3 Bedroom, 3.00 Bathroom, 2,365 sqft
Residential on 0.11 Acres

Westmount_OK, Okotoks, Alberta

What an amazing, idyllic LOCATION for this meticulous FAMILY HOME! with very friendly neighbors as well! Watch your kids walk to school and then after school take your kids to the playground located very close by. Shopping is also in walking distance. The Kitchen is very well laid out with Granite Countertops, Pantry and an extensive Breakfast Bar. There is a new Fridge and Dishwasher and the Stove shines like it is NEW. This is an iridescent, sparkling, meticulously clean home!

Other enhancements include a new Furnace and HWT. This home also has a soft water system and central A/C.

The Master Bathroom was upgraded in August. Enjoy the upstairs comfort, ambiance and the amazing view of the valley! This home also has a very private backyard.

The Sellers are able to provide a very quick possession to an exceptional buyer! Have you always wanted your kids to go to Westmount School but you are having a hard time making it all work out? The Sellers of this wonderful property have a flexible date of possession and they would like to discuss a way to make that work for you and your FAMILY.

Built in 2007

Essential Information

MLS® #	A2197222
Price	\$765,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,365
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	204 Westland Street
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2L3

Amenities

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Slab

Additional Information

Date Listed	February 25th, 2025
Days on Market	17
Zoning	R-1

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.