

# \$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

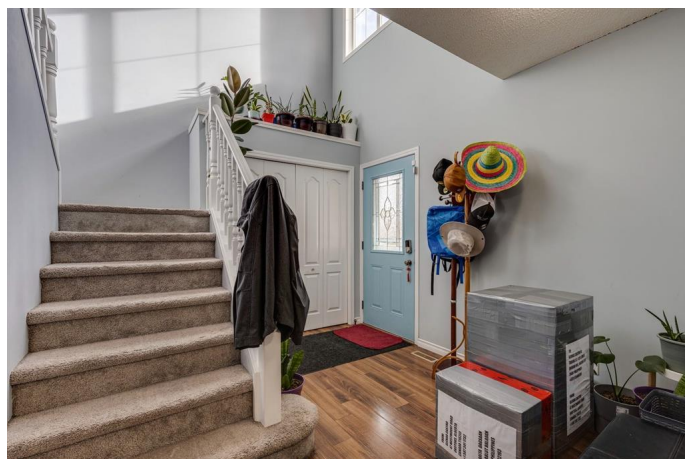
Great opportunity to own this fully finished 4-bedroom, 3.5-bath home offering over 3,000 SqFt of comfortable living space. The main floor welcomes you with its spacious open layout and easy-care laminate flooring throughout. The inviting living room features a cozy gas fireplace, creating the perfect 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                                    |
| Fireplace         | Yes                                     |
| # of Fireplaces   | 1                                       |
| Fireplaces        | Gas                                     |
| 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 | 23                 |
| Zoning         | TN                 |

**Listing Details**

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

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.