

# \$699,900 - 207 Westmount Bay, Okotoks

MLS® #A2232700

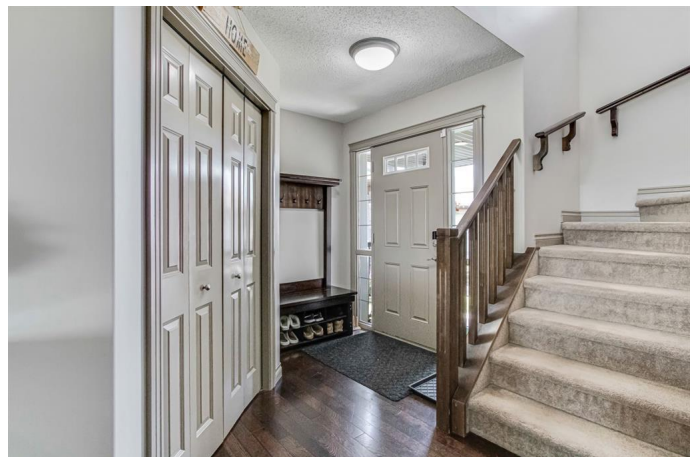
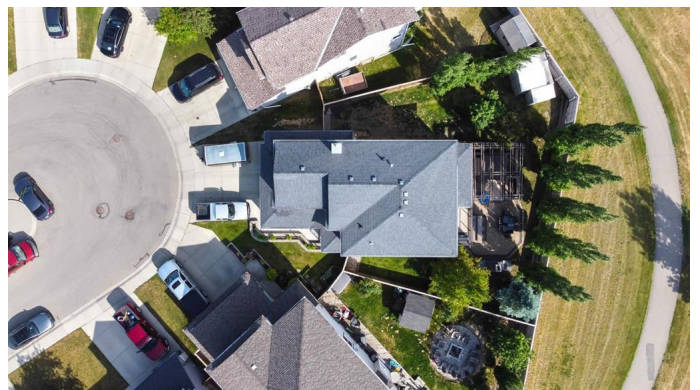
**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,007 sqft

Residential on 0.15 Acres

Westmount\_OK, Okotoks, Alberta

Located on a quiet calde sac, this air conditioned home offers over 2700 sq/ft of developed living space across 3 floors including a walkout basement! Located on a SW facing pie lot, this home has all the extras you could ask for. Approaching the home you'll appreciate the calde sac, oversized driveway, oversized garage that's insulated and heated for the winter. Entering the home you'll notice the hardwood floors, SW facing windows and open concept floor plan. With a large kitchen featuring upgraded cabinets, you'll love the entertaining abilities with the dining and living room being all connected. The large walk through pantry takes your right to the oversized attached two car garage for easy grocery trips. The main floor is complete with a half bath, gas fireplace in the living room and access to your deck. Heading upstairs you'll be welcomed with a large, bright bonus space that's perfect for an additional TV space, rec room or office. There are two generous secondary bedrooms upstairs that share a 4 piece bathroom. The primary retreat offers room for a king sized bed, a walk in closet and a 4 piece en suite. Heading down to the walkout basement you have a 3 piece bathroom, a large 4th bedroom and another TV/rec space with a dry bar. The basement has an additional dishwasher and sink in the utility room and storage. Heading outside to your SW facing PIE lot you'll be wow'd with this entertainers paradise. With a covered porch you're spoiled with a custom granite



countertop kitchen with built in bbq and stove, built in fireplace, raised deck, pergola and still tons of room for the kids to play. The home includes a beautiful waterfall feature overlooking the hot tub. This home is located close to schools (k-9), shopping, a local brewery and so much more. With easy access in and out of Okotoks this is a great place to call home.

Built in 2007

**Essential Information**

MLS® #	A2232700
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	207 Westmount Bay
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0B5

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Garden, Private Yard, Built-in Barbecue, Covered Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	RE/MAX First
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