

# \$750,000 - 230 Westmount Crescent, Okotoks

MLS® #A2236519

## \$750,000

5 Bedroom, 4.00 Bathroom, 2,287 sqft

Residential on 0.17 Acres

Westmount\_OK, Okotoks, Alberta

Welcome to 230 Westmount Crescent - This 2,287 sqft property offers a versatile layout and the added benefit of a walk-out basement suite (illegal). A welcoming front porch leads you inside, where a front office greets you at the entrance - perfect for working from home. The main floor features a spacious living room with gas fireplace, open to a bright dining nook and functional kitchen. Hardwood flooring runs throughout the main areas. Kitchen includes a large central island, electric cooktop, wall oven, microwave, and plenty of cabinetry, including a walk-through pantry connected to the main floor laundry. French doors in the dining room open to a large deck overlooking a deep, tree-lined backyard. Two skylights fill the space with natural light, adding to its warm, inviting feel. Upstairs, you'll find three bedrooms plus a bonus room. The primary suite features a private ensuite with soaker tub, separate shower, heated floors, water closet, and walk-in closet. Two additional bedrooms share a convenient Jack & Jill bathroom - ideal for families. The walk-out basement offers a separate entrance and includes a second kitchen, flex space, two additional rooms (use one as a bedroom and one as a media room), a 3-piece bath, and laundry in the mechanical room - making it a great income suite (illegal). Outside, enjoy the privacy of a mature yard, lower patio area, and handy storage shed tucked away at the end of the property. The oversized heated garage includes built-in shelving and ample storage



space. Tucked on a quiet street and within walking distance to schools, parks, and amenities, this home is a great opportunity for buyers ready to invest a little work and unlock its full potential.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236519    |
| Price          | \$750,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,287       |
| Acres          | 0.17        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 230 Westmount Crescent |
| Subdivision | Westmount_OK           |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 2J2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Central Vacuum, Separate Entrance                                   |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, |

|                 |                            |
|-----------------|----------------------------|
|                 | Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas    |
| Cooling         | None                       |
| Fireplace       | Yes                        |
| # of Fireplaces | 1                          |
| Fireplaces      | Gas, Living Room           |
| Has Basement    | Yes                        |
| Basement        | Full, Suite, Walk-Out      |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | BBQ gas line        |
| Lot Description   | Rectangular Lot     |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 56             |
| Zoning         | TN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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