

# \$589,900 - 303 Westmount Court, Okotoks

MLS® #A2264302

**\$589,900**

4 Bedroom, 4.00 Bathroom, 2,275 sqft

Residential on 0.12 Acres

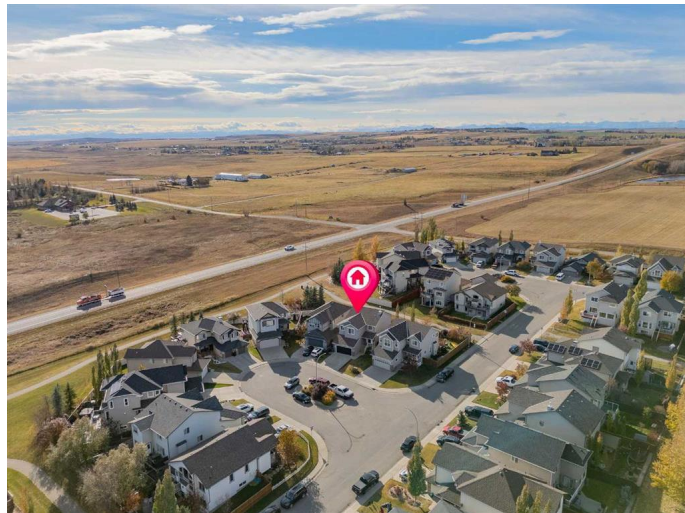
Westridge, Okotoks, Alberta

Value, value, value!! Welcome to this fully finished family home in the desirable neighbourhood of Westmount. Located in a quiet cul-de-sac, backing onto a walking path and right around the corner from the Westmount K-9 school and shopping plaza. There is no shortage of space in this property, with over 2200 sqft above grade. The main floor offers a functional floor plan with a large entry, living room with gas fireplace, 2 tone kitchen with large island, stainless steel appliances, walk through pantry, mudroom with laundry, and big windows that lead to the west facing backyard with large deck and privacy wall. The upper floor offers a large bonus room, primary bedroom with walk-in closet and ensuite, 2 appropriately sized bedrooms and a full bathroom. The basement is finished with a 4th bedroom, full bathroom and large family room. Bonus- A/C and a double attached garage! If you've been waiting for the right home, in the right area, at the right price. Here it is!!

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2264302  |
| Price      | \$589,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,275       |
| Acres          | 0.12        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 303 Westmount Court |
| Subdivision | Westridge           |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 0B6             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

### **Exterior**

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

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 11                 |
| Zoning         | TN                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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