

[70 WESTMOUNT CI](#)



Class: Detached  
 Type: Detached  
 Style: 2 Storey  
 Year Built: 2009  
 LINC #: [0031879448](#)  
 Legal Plan: 0613137 Blk: 7 Lot: 49  
 Area: Okotoks  
 Nearest Town:  
 Community: Westmount\_OK OKWSM  
 Postal Code: T1S 0B7  
 Condo Type: Not a Condo  
 Possession: 30/Negotiable

Land Use: R1 New Hm:  
 Title to Land: Fee Simple  
 Conform Rpt:  
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way  
 Tax Amt/Yr: \$3,610/2016  
 Local Imp Amt: 0  
 HOA: No  
 Condo Fee:

This 2 storey Westmount home, backs to a green space & is close to the local school & great shopping. A large foyer leads to a generous living room with a cozy gas fireplace. The spacious kitchen has an upgraded stainless steel refrigerator & gas top stove, plenty of countertop space, a full length raised breakfast bar & a walk through pantry. The dining nook accommodates a larger table. Enjoy the views of your yard & the wonderfully landscaped green space behind. Upstairs, the master bedroom will host a king sized bed & comes with a 5 pc en-suite & a large walk in closet. The equal sized 2nd & 3rd bedrooms share the 4 pc family bathroom. The huge, vaulted bonus room, is a great space for the family to gather. The basement is fully finished, with permits & features a family room, a 4th bedroom, a 3 pc bathroom & a storage room. The rear yard is a delight with an upper deck & a very private lower deck, a hot tub & low maintenance landscaping, all overlooking the green space. **VIEW THE 3D TOUR NOW!**

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 7 F/H Baths: 3/1							
Living Rm	4.5X4.4	14'8"X14'5"	M	Kitchen	3.8X3.2	12'7"X10'4"	M	2P	3P	4P	5P	6P			
Bkfst Nook	3.6X3.5	11'11"X11'6"	M	Bonus	5.5X4.1	17'11"X13'7"	U	Baths:	1	1	1	0	0		
Mstr Bed	4.6X4.5	15'0"X14'8"	U	Bedroom	3.2X3.0	10'6"X9'11"	U	EnSt Bth:	0	0	0	1	0		
Bedroom	3.2X3.0	10'6"X9'11"	U	Bedroom	4.4X2.8	14'4"X9'11"	B	Level	Mtr2:		Sq Ft				
Family Rm	5.8X5.0	19'2"X16'3"	B	Storage	4.0X2.0	13'3"X6'5"	B	Main:	87.05	937					
								Upper:	110.93	1,194					
								Above Grade:							
								Lower:							
								Below Grade:	64.20	691					
								Total A.G.	197.98	2,131					

Property Information

Basement: Full-Fully Finished  
 Suite: Suite - None  
 Construction: Wood Frame  
 Foundation: Concrete  
 Exterior: Stone, Vinyl  
 Roof Type: Asphalt Shingles  
 Front Exp: Northeast  
 Parking: 4/Double Garage Attached  
 Heating: Forced Air-1  
 Fin FP/Rgh-In: 1  
 Lot Shape: Rectangular  
 Lot Sq M: 0.00 m2  
 Frntg X Depth: 12.2x33  
 Flooring: Carpet, Ceramic Tile, Hardwood  
 Fuel: Natural Gas  
 Fuel: Gas Only  
 Features: Deck, Hot Water -Tankless, No Smoking Home, Porch, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl  
 Site Influences: Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Rolling Land, Schools, Shopping Nearby, View  
 Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings-All  
 Goods Excluded: Contact listing agent for full list of included and excluded items.  
 HOA Fee Incl:

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS  
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).