

96 WESTMOUNT RD



Class: Detached
Type: Detached
Style: 2 Storey
Year Built: 2007
LINC #: 0030457824
Legal Plan: 0411351 **Blk:** 4 **Lot:** 33
Area: Okotoks
Nearest Town:
Community: Westmount_OK OKWSM
Postal Code: T1S 2J5
Condo Type: Not a Condo
Possession: 30/Negotiable

Land Use: R1 **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$4,334/2018
Conform Rpt: **Local Imp Amt:** 0
Restrictions: Restrictive Covenant-Building Design/Size, **HOA:** No
 Utility Right Of Way **Condo Fee:**

COME VIEW THE 3D TOUR & MORE of this air conditioned, fully finished 2 storey walkout, backing to playing fields & offering open views to the East. Beautifully landscaped yards are served by an in-ground sprinkler system. Beyond the imported decorative front screen door, a spacious, open to above entrance leads to a large den. You'll love the wide open feel of the kitchen, dining area & living room, with their wall of windows to the rear. Hardwood flooring. Corner gas fireplace. Kitchen upgrades include extended height cabinets, granite counters, pan drawers galore & quality stainless steel appliances including a gas top stove. Upstairs, you'll find a huge bonus room with an enclosed second den. The master bedroom has a sumptuous 5 pc en-suite, whilst the other 3 bedrooms share the 4 pc family bathroom. The walkout basement offers a 5th bedroom, a massive family/recreation space, a full bathroom & excellent storage. Close to the best of Okotoks' shopping. Over 3,600sf of developed space! Make it yours!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T:	4/5	Rms	Abv:	10	F/H	Baths:	3/1
Den	4.1X3.7	13'5"X12'1"	M								
Room Type	Dim/M	Dim/Ft	Level	Baths:		2P	3P	4P	5P	6P	
Kitchen	4.6X3.7	14'11"X12'3"	M			1	0	2	0	0	
Dining Rm	4.4X2.7	14'4"X8'10"	M	EnSt Bth:		0	0	0	1	0	
Living Rm	4.9X4.9	16'2"X15'11"	M	Level	Mtr2:	Sq Ft					
Bonus	5.7X4.4	18'7"X14'5"	U	Main:	117.43	1,264					
Mstr Bed	4.9X4.2	16'1"X13'8"	U	Upper:	141.12	1,519					
Bedroom	3.8X3.3	12'4"X10'11"	U	Above Grade:							
Bedroom	3.4X3.2	11'3"X10'4"	U	Lower:							
Bedroom	3.7X3.6	12'1"X11'9"	U	Below Grade:		84.91	914				
2nd Den	2.7X2.3	9'0"X7'6"	U	Total A.G.		258.55	2,783				
Family Rm	8.9X4.9	29'4"X16'0"	B								
Bedroom	4.0X3.5	13'1"X11'6"	B								
Other	3.2X2.9	10'4"X9'6"	B								

Property Information

Basement: Walkout/Walk Up-Fully Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Vinyl
Roof Type: Asphalt Shingles
Front Exp: West
Garage Dim: 20'0" x 26'0"
Parking: 4/Double Garage Attached, Insulated, Over Sized
Features: Air Conditioning-Central, Ceiling 9 ft., Deck, Fire Pit, Low Flow/Dual Flush Toilets, No Smoking Home, Patio, Porch, Programmable Thermostat, Sprinkler System-Underground, Windows - Vinyl
Site Influences: Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Rolling Land, Schools, Shopping Nearby, View
Goods Included: Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum System(s), Water Softener, Window Coverings-All
Goods Excluded: Contact listing agent for full list of included and excluded items.
HOA Fee Incl:

Heating: Forced Air-2
Fin FP/Rgh-In: 2
Lot Shape: Rectangular
Lot Sq M: 0.00 m2
Frntg X Depth: 15.24x33.5
Flooring: Carpet, Ceramic Tile, Cork Flooring, Hardwood
Fuel: Natural Gas
Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
Ownership: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).