

# \$769,900 - 148 Westland Street, Okotoks

MLS® #A2255546

**\$769,900**

4 Bedroom, 4.00 Bathroom, 2,441 sqft  
Residential on 0.11 Acres

Westmount\_OK, Okotoks, Alberta

**\*\*OPEN HOUSE SUNDAY SEPT 28, 12-2PM\*\*** Welcome to 148 Westland street- built by Sterling Homes and owned by the original owners, where inside and out are full of warmth and charm. Located close to schools, parks, amenities and has a mountain view from the front porch where you can sit and watch the unobstructed sunset. This family home has been well cared for and is fully finished, top to bottom. As you enter the home youâ€™ll immediately notice the high ceilings and large curve staircase with open risers ascending to the 2nd storey. Hardwood floors flow throughout the main floor where youâ€™ll enjoy the large kitchen with granite countertops, stainless steel appliances - including gas stove, large walk through pantry, rich wood cabinetry and eat up bar with an open concept design that flows into the large living room with gas fireplace and dining room that leads out to the 2nd storey deck. The main floor office has custom built ins - perfect set up for work from home or homework station. The large mudroom also conveniently hosts the laundry and flows into the walk through pantry. Upstairs offers a bonus room that is filled with natural light and set up for cozy family nights. The large primary bedroom has a walk in closet, ensuite bathroom that offers dual vanity, walk in shower, and jetted soaker tub. There are 2 additional appropriately sized bedrooms and a full bathroom that complete this floor. The fully finished walk out basement has a large 4th



bedroom, full bathroom with tiled shower, storage room and big rec room with a solid wood bar with sink - perfect for entertaining. Step outside to the backyard and enjoy the perfect blend of privacy and low maintenance - a large deck, turf yard and dog run make it easy to enjoy year round. The heated double car garage and speaker system throughout round out the property. Shingles - 2019. Book your viewing today!

Built in 2007

### Essential Information

MLS® #	A2255546
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,441
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	148 Westland Street
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0B3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Garburator, Gas Stove, Refrigerator, Washer, Water Softener

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Dog Run, Other

Lot Description Back Yard, Backs on to Park/Green Space, Dog Run Fenced In

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 23rd, 2025

Days on Market 15

Zoning TN

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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