

# \$739,900 - 201 Westmount Bay, Okotoks

MLS® #A2267401

**\$739,900**

4 Bedroom, 4.00 Bathroom, 2,301 sqft

Residential on 0.11 Acres

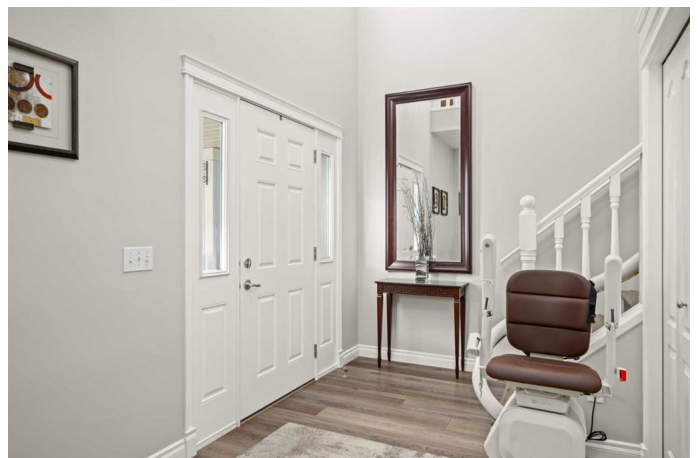
Westridge, Okotoks, Alberta

Beautifully Maintained, Air Conditioned,  
4-Bedroom Home with Fully Finished  
Basement & Over 3,260 Sq. Ft. of Living  
Space!

This stunning property showcases true pride of ownership throughout and offers the perfect blend of space, style, and comfort. From the moment you step inside, youâ€™™ll be impressed by the soaring open-to-above foyer, elegant LVP flooring, and the abundance of natural light that fills the home.

The main floor features a spacious living room with a cozy gas fireplace and views of the backyardâ€™™ideal for relaxing or entertaining. The gorgeous kitchen boasts gleaming granite countertops, upgraded stainless steel appliances, a raised eating bar, and a convenient walkthrough pantry. Enjoy family dinners in the formal dining area or step out the patio doors to your large west-facing deckâ€™™perfect for BBQs or unwinding under the gazebo. A laundry/mudroom and half bath complete this level.

Upstairs, youâ€™™ll find a massive bonus room with vaulted ceilings and stylish LVP flooringâ€™™great for family movie nights or a play area. The primary suite is a true retreat with stunning mountain views, a walk-in closet, and a luxurious renovated ensuite featuring heated tile floors, a tiled walk-in shower, dual-sink quartz vanity, and built-in storage. Two additional generous bedrooms and a 4-piece family bath complete the upper floor. The fully finished basement adds even more



living space, featuring a wet bar with modern cabinetry and stainless steel fridge, a family room with a fireplace and custom built-ins, plus an office/den/craft room. The spacious fourth bedroom includes a walk-in closet and access to a 3-piece bath with an oversized tiled shower.

Additional highlights include a heated 24'™ x 22'™ double attached garage, tasteful landscaping, and a stair lift (easily removable if not desired).

This home truly has it all—beautifully finished, meticulously cared for, and ready for its next owners to move in and enjoy. Don't miss the opportunity to make this exceptional home yours! View 3D/Multi Media/Virtual Tour!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267401    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,301       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 201 Westmount Bay |
| Subdivision | Westridge         |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |

Postal Code T1S 0B5

### Amenities

Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Space Heater  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Family Room, Gas, Living Room, Mantle  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 30th, 2025  
Days on Market 1  
Zoning TN

### Listing Details

Listing Office RE/MAX First

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