\$749,800 - 22 Westfall Drive, Okotoks

MLS® #A2206115

\$749,800

3 Bedroom, 3.00 Bathroom, 2,531 sqft Residential on 0.12 Acres

Westmount_OK, Okotoks, Alberta

Welcome to 22 Westfall Drive, a beautifully maintained home in one of Okotoks' most sought-after neighbourhoods. With 2,500+ sq. ft. of thoughtfully designed living space above grade and 1,100+ sq. ft. of unfinished basement with rough-in for another bathroom, this 3-bedroom, 2.5-bath property offers a perfect blend of style, comfort, and function for the modern family. From the moment you step inside, you're welcomed by soaring vaulted ceilings in the stunning great room, anchored by a cozy three-sided gas fireplace that adds warmth and charm to the open-concept layout. The kitchen features rich maple cabinets, a walk-through pantry for added convenience, and flows effortlessly into the dining areaâ€"complete with a unique, breathable clay feature wall that adds both natural beauty and air-purifying qualities to the space.

Main floor laundry adds everyday practicality, while the overall design lends itself to easy family living and entertaining. Upstairs and down, you'II find generous living areas that offer flexibility for work, play, or relaxation. The beautifully landscaped backyard is a private retreat, featuring mature fruit trees that provide shade, beauty, and a sweet seasonal harvest.

The location is unbeatableâ€"just minutes from top-rated schools, shopping, parks, and public transit, making daily errands and commutes a breeze. Whether you're hosting in the great room, relaxing in your backyard oasis, or







enjoying the family-friendly amenities nearby, 22 Westfall Drive delivers the lifestyle you've been looking for in Okotoks.

Built in 2009

Essential Information

MLS® # A2206115 Price \$749,800

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,531 Acres 0.12 Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 22 Westfall Drive Subdivision Westmount_OK

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0K1

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, No Smoking Home, Pantry

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces

Fireplaces Gas, Three-Sided

1

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 30th, 2025

Days on Market 11

Zoning TN

Listing Details

Listing Office Real Broker

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