

# \$749,800 - 22 Westfall Drive, Okotoks

MLS® #A2206115

**\$749,800**

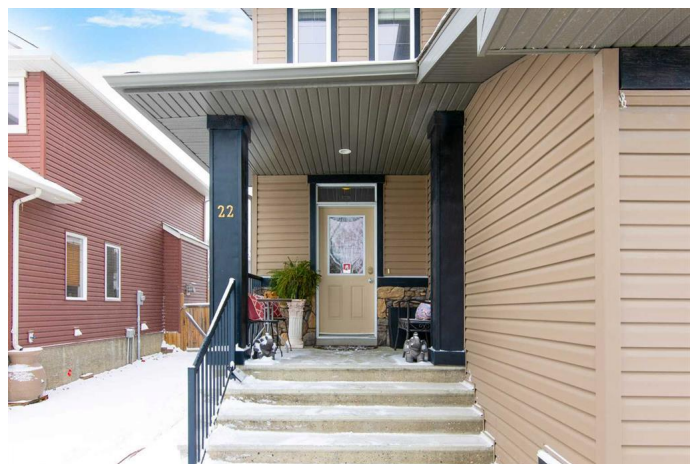
3 Bedroom, 3.00 Bathroom, 2,531 sqft  
Residential on 0.12 Acres

Westmount\_OK, Okotoks, Alberta

Welcome to 22 Westfall Drive, a beautifully maintained home in one of Okotoks's™ 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 area—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'll 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 unbeatable—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	1
Fireplaces	Gas, Three-Sided
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	5
Zoning	TN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.