



1305, 200 Southridge Drive  
Okotoks, Alberta

MLS # A2295710



**\$441,000**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Wood Frame	<b>Zoning:</b>	GC
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

**Inclusions:** na

\*First Time Buyers save 5% off listing price!\* Ready for Occupancy this Fall! Step into a life of style and ease with this gorgeous, three-story townhome nestled in the highly sought-after Westmount, Okotoks community. Built by the trusted team at Slokker Homes, this property is your launchpad for modern living in a prime, family-friendly location. The bright, open-concept main floor is designed for seamless entertaining. You'll love the airy feel created by soaring knockdown ceilings and the flow of the durable vinyl plank flooring. The kitchen is a true showstopper: Quartz counters, high-end stainless steel appliances and chic, two-tone cabinetry with soft-close drawers. Upstairs, you'll find two generous bedrooms, including the relaxing primary suite with its own full ensuite bathroom. A well-placed laundry area on this level makes laundry a breeze. Location is everything, and this one delivers! Enjoy the security and convenience of an attached garage plus an EXTRA TITLED parking stall!. Your prime Westmount spot puts you steps from the Daily errands and weekend fun are simple with the Westmount Centre retail hub&mdash;offering essential shopping, dining, and services&mdash;just minutes away. This home beautifully blends sophistication, comfort, and unbeatable location, providing the perfect base for your vibrant life in the foothills.Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality"&mdash;ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of mind that comes with nearly a century of building excellence.