



16, 7 Westland Road
Okotoks, Alberta

MLS # A2302052



\$317,500

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Westridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 5 Level Split | | |
| Size: | 1,424 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 500 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | NC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance | | |

Inclusions: N/A

This well-maintained end unit offers added privacy, great natural light, and a functional multi-level layout designed for comfortable everyday living. The entry level features a convenient 2-piece bathroom, generous space for coats and shoes, and direct access to the attached garage. A short flight up, the bright living room stands out with extra-tall ceilings and a cozy gas fireplace, creating a spacious, airy feel that's hard to find in townhome living. The next level opens into a large kitchen and dining area with enough room to accommodate a sitting area or workspace, making it ideal for both daily living and entertaining. Upstairs, the primary bedroom includes a 4-piece ensuite and access to a private, covered balcony. Two additional bedrooms, a full bathroom, and upper-level laundry complete the upper floor. The fully finished basement provides a versatile bonus space that works well as a home office, gym, media room, or hobby area, while still offering plenty of storage. Recent updates within the past five years include a raised front deck with new boards and railing, three exterior doors, and eleven windows. Major mechanical upgrades have also been completed, including a furnace and hot water tank replaced approximately three years ago, along with the addition of a water softener. As an end unit, the home further benefits from additional windows and a quieter setting within the complex. Conveniently located within walking distance to shopping, schools, parks, and restaurants, this property offers a practical layout and an easy Okotoks lifestyle.