



**1 Westridge Way
Okotoks, Alberta**

MLS # A2305937



\$750,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Wood shelving in basement and garage, outdoor rain barrels

Make Your Mark in Westridge. Perfectly positioned across from a beautiful park, this immaculately maintained home with a triple car garage enjoys an abundance of natural light and exceptional curb appeal. Set on a desirable corner lot, the property is surrounded by mature trees that provide privacy and lush greenery—without the burden of sidewalk wrapping the full perimeter. Step inside and you’re immediately welcomed by an airy, inviting foyer that leads into a stunning library space—both magazine-worthy and highly functional. The heart of the home is the well-appointed kitchen, featuring updated appliances, granite countertops, ample cabinetry, and a convenient corner pantry. The adjacent dining nook is wrapped in large windows, creating a bright, immersive space that brings the outdoors in. A striking reclaimed Alberta barnwood feature wall adds warmth and character to the main floor, the living room has oversized windows and a natural gas fireplace completes the space. A tucked-away office, powder room, and rich hardwood flooring throughout round out the thoughtfully designed main level. Upstairs, the expansive primary retreat offers a raised sleeping area, Hunter Douglas blackout blinds with top-down/bottom-up functionality, a spacious walk-in closet, and a luxurious 5-piece ensuite. Two additional generously sized bedrooms—both with park views—are serviced by a 4-piece bathroom. The upper-level laundry room is exceptionally well-equipped with cabinetry, counter space, shelving, and a sink. The undeveloped lower level is ready for your vision, complete with custom wood shelving and a bathroom rough-in for future development. Additional features include air conditioning, central vacuum, and a water softener. The triple car garage is equally impressive, with custom shelving, bike storage, and ample space for

vehicles, toys, or a workshop. Walking distance to Westmount School and plenty of nearby amenities. This is the one you've been waiting for. Kitchen appliances: fridge (2024) Stove (2025), Dishwasher (2026)