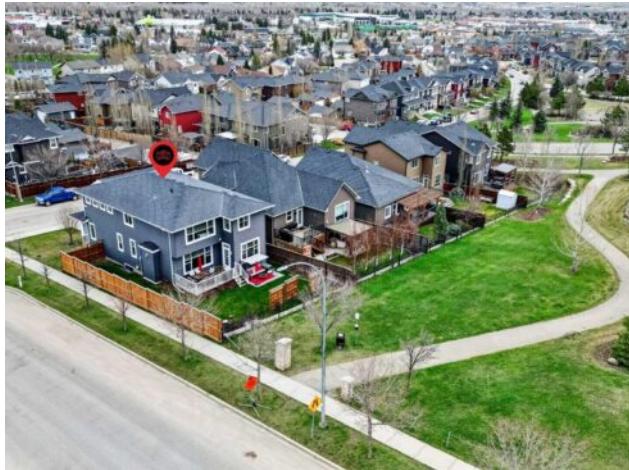




**41 Westridge Road  
Okotoks, Alberta**

**MLS # A2308561**



**\$810,000**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,772 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Alarm - No Contract, Tire Rack, Mirror in 2nd Floor Hallway

Nestled in the quiet, elevated enclave of Westridge in Okotoks, this beautifully finished two-storey home offers an exceptional blend of space, sophistication, and connection to nature. Set on a large corner lot backing onto greenspace and a walking path, the setting is as serene as it is functional—inviting the outdoors in and offering a lifestyle defined by calm surroundings and scenic views. With nearly 3,900 sq ft of thoughtfully designed living space and a rare four bedrooms on the upper level, this home is perfectly suited for growing families seeking both comfort and refinement. A soaring, nearly 20-foot foyer creates a striking first impression, introducing rich hardwood floors and a sense of openness that carries throughout. The main level unfolds effortlessly—past a generous den with feature doors and into an expansive living area anchored by a dramatic floor-to-ceiling tile fireplace. The chef-inspired kitchen is both elegant and practical, showcasing a massive flush island, gas range, designer chimney hood fan framed in classic tile, and a walk-through pantry that connects seamlessly to a spacious mudroom and laundry area complete with sink and ample storage. A dedicated dining area overlooks the beautifully landscaped backyard, creating the perfect backdrop for everyday living and entertaining alike. Upstairs, nearly 1,500 sq ft of well-planned space offers a rare and desirable layout with four bedrooms, two five-piece bathrooms, and a large bonus room. The primary suite is a true retreat, featuring a generous walk-in closet and a private ensuite designed for relaxation. The fully finished basement extends the living space with a fifth bedroom, full bathroom, expansive recreation room, flex space, and additional storage beyond the utility room—ensuring room for every stage of life. Step outside to enjoy the thoughtfully

designed backyard, complete with an upper deck, lower patio, and direct gate access to the pathways beyond&mdash;perfect for morning walks or evening unwinding. A nearby park with playground and seating areas enhances the family-friendly appeal. Okotoks offers the best of both worlds&mdash;a peaceful, community-oriented atmosphere with access to trails, parks, sports, golf, and everyday amenities, all just a short drive from Calgary. A truly exceptional home in a setting you&rsquo;ll love coming back to.