



GRASSROOTS

REALTY GROUP

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48 Westridge Drive
Okotoks, Alberta

MLS # A2309277



\$640,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,662 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub

Welcome to this well-kept home on a 50' wide lot with alley access, RV parking, and a mature landscaped yard with a hot tub and tiered deck. Inside, the home offers a traditional layout with vaulted ceilings and hardwood floors, including a formal living and dining area, a renovated kitchen completed a few years ago with dark maple cabinetry, granite counters, stainless steel appliances, a corner pantry, and an eating bar with stools. At the back of the home, the formal family room features an electric fireplace and easy access to the yard, creating a comfortable space for everyday living. The main floor also includes laundry and access to the double attached garage. Upstairs you will find three bedrooms and two bathrooms, including a primary bedroom with a 3-piece ensuite. The fully finished basement offers additional space that works well for kids, hobbies, or movie nights. Located in a mature area close to schools and shopping, with the roof replaced in 2015, this is a solid family home with practical updates and a yard that adds real value.