



GRASSROOTS

REALTY GROUP

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**39 Westfall Crescent
Okotoks, Alberta**

MLS # A2311618



\$664,900

Division:	Westmount_OK		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,355 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Low Maintenance Landscape, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: TV mounts,

Tucked away on a quiet crescent in the established community of Westridge, this fully developed and freshly renovated bungalow offers the kind of layout that just works for everyday life. Step inside to a spacious front entry with plenty of room to welcome guests or manage busy family life. The main living area features vaulted ceilings and the wall between the dining room and kitchen has been removed to make a true open concept home. The living room is anchored by a cozy gas fireplace with stone surround and new mantle, and large windows that bring in natural light throughout the day. The kitchen offers a functional layout with ample counter space, an island for prep or casual seating, and a bright breakfast nook overlooking the backyard. Open shelving offers a modern feel and the coffee bar will quickly become the favorite part of your new home! From here, step out onto the large covered deck, a great extension of the living space and the perfect spot for morning coffee, summer BBQs, or simply enjoying the neighbour's mature shade trees in your south-facing yard. The main floor includes 3 bedrooms, including a spacious primary retreat with room for king-sized furniture, a walk-in closet, and a 3 piece ensuite with large shower. Two additional bedrooms and a full bathroom complete the main level, making this home ideal for downsizers wanting main floor living, or anyone needing flexible space for guests or a home office. Plumbing hookups for washer/dryer are located in the closet in the hallway on the main floor should you decided to have one level living! Downstairs, the fully finished basement adds a huge amount of usable living space. The large recreation room with a second gas fireplace creates the perfect hangout area for movie nights, or entertaining. There's also an additional bedroom, a flex room with French doors that works well as an

office, hobby room, or workout space, plus a full bathroom and dedicated laundry area with extra storage. With over 2,400 sq ft of developed living space, this home offers the flexibility to grow with your lifestyle while being located close to schools, parks, walking paths, and the amenities of south Okotoks. Upgrades in the last 5 years include: new lighting, all major appliances including slide in oven with wall vented fan, kitchen island, counter tops, shingles (2025), new bedroom windows. Furnace and HWT (2019) have been maintained annually,