



**44 Westridge Crescent
Okotoks, Alberta**

MLS # A2312855



\$679,900

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Private		

Heating:	Forced Air	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:	Bathroom Rough-in, Pantry, Stone Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: Shed

Nestled on a quiet, family-friendly street in the highly sought-after community of Westridge, this beautifully maintained home offers the perfect blend of space, comfort, and lifestyle for growing families. Surrounded by parks, pathways, playgrounds, and excellent schools, Westridge is one of Okotoks's most desirable neighbourhoods—known for its welcoming community feel and easy access to shopping, restaurants, recreation, and everyday amenities. With quick connections to Calgary and endless walking and biking paths nearby, it's easy to see why families love calling this area home. Step inside to a spacious and functional floor plan designed with everyday living in mind. The large front foyer welcomes you into a bright main level featuring rich hickory hardwood flooring, ceramic tile, and a versatile front den/flex room—perfect for a home office, playroom, or homework space. The heart of the home is the well-appointed kitchen complete with granite countertops, upgraded stainless steel appliances, a gas stove, walk-in pantry, and an open layout ideal for gathering with family and friends. The dining area opens onto a sunny west-facing deck with pergola, creating the perfect setup for summer BBQs, evening relaxation, and outdoor entertaining. The fully fenced backyard offers plenty of room for kids, pets, and backyard games. Upstairs, you'll find three generously sized bedrooms plus a large bonus room offering flexibility for larger families or changing needs. The spacious primary retreat features a walk-in closet and a relaxing ensuite with double vanity, corner soaker tub, and separate shower. The basement is finished with an oversized recroom and a bathroom rough-in already in place, providing an excellent opportunity to add even more living space tailored to your family's needs. Additional features include an

extra-wide garage, NEW tankless hot water system, underground sprinkler system, and numerous thoughtful upgrades throughout. This is the kind of home where families can settle in, grow, and enjoy everything that makes Okotoks living so special.