



**9 Westridge Way
Okotoks, Alberta**

MLS # A2314550



\$879,900

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Level, Private		

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

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this extensively upgraded fully finished home in the highly sought-after community of Westridge. Offering over 3,300 sq ft of refined living space, blending comfort and efficiency, this property showcases a long list of premium improvements that elevate it far beyond the original builder-grade home. From the moment you arrive, you are welcomed by the upgraded 8 ft front door with expanded surrounding glass creating a dramatic first impression. The front foyer opens up to the Upper Level flooding the space with natural light and offers a grander, more upscale entrance. Inside, the bright and airy open floorplan is enhanced by 9 ft ceilings and elegant light-coloured engineered hardwood (installed in 2024) throughout the Main Floor. The features continue with a large living room alongside a gas fireplace surrounded by a rich wood mantle, a versatile formal dining area that can easily function as a home office, and a beautifully appointed kitchen complete with recent appliance upgrades. The gas stove/dual-door oven combo, Bosch microwave and dishwasher were all upgraded in 2024. Custom remote-controlled blinds across the rear of the home adds convenience and a touch of luxury. In the Upper Level, the home continues to impress with soft brand-new carpet, 3 bedrooms, laundry room and a bonus room showcasing vaulted ceilings that create a warm, inviting retreat for family movie nights. The spacious Primary Suite filled with natural light thanks to large triple pane windows and offers duals sinks, a makeup area, large soaker tub, walk-in shower and a walk-in closet fit with multi-tiered storage. What truly sets this home apart is the focus on long-term comfort, efficiency, and sustainability. Rarely found in homes of this caliber, the professionally tinted windows which helps significantly reduce UV heat gain, while the impressive 27 solar panel

system dramatically lowers utility costs, reducing the home's power bills by approximately 70% and even generating seasonal credits during the summer months. Additional high-value items include new Dynasty Class 3 impact-resistant shingles, AeroSeal duct sealing, R50 attic insulation, central A/C, new furnace, hot water tank, humidifier, water softener, approximately \$38,000 in new windows, the custom triple-panel sliding rear doors (all upgraded in 2025) offering peace of mind and long-term value for years to come. The Lower Level provides additional living space and features one of the home's true showpieces; a professional spa grade STEAM shower unit complete with multiple showerheads, Bluetooth connectivity and massaging jets. The spacious 4th bedroom comes with a large walk-in closet, creating the ideal setup for guests or extended family. Situated within walking distance to playgrounds, pathways, and parks, multiple schools, this home also offers quick access to shopping, dining and the Cornerstone retail district.