



**424, 50 Westland Road
Okotoks, Alberta**

MLS # A2315618



\$399,000

Division:	Westridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Everyone wants their own bathroom? No problem this modern upper townhouse has TWO primary style bedrooms. That's right everyone has their own! It also has TWO assigned parking spots! Come check out this modern upper unit with an open concept main floor. The kitchen has stainless steel appliances, a PANTRY and island for extra prepping space. Upstairs you have your two large bedrooms, laundry and a secret ladder that takes you up to massive bonus space. You can use it for working out, play area, storage all kinds of things. Another bonus of this unit, your own fenced backyard! You can let your pets (with board approval) run around in. That's right it is a pet friendly townhouse! Located in the heart of Okotoks close to shopping, schools with no neighbours behind you. Book your showing today!