



104, 50 Westland Road
Okotoks, Alberta

MLS # A2322347



\$429,900

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|------------------|---------------------------|---------------|-------------------|
| Division: | Westridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,422 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 full / 2 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|----------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 489 |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | NC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings | | |

Inclusions: TV mount in the living room and the built-in dresser upstairs

This well-maintained home offers an inviting design with high-quality finishes throughout, including vinyl plank flooring, central air conditioning, a Kinetico water softener and dechlorinator, a Kinetico reverse osmosis system, and a natural gas BBQ hookup. The modern, sleek kitchen features quartz countertops, dark rich cabinetry, an induction stove, updated appliances installed in 2021, a convenient broom closet, and a 2pc bathroom on the main level. The dining area features custom built-ins that provide additional storage, while the living room offers extra high ceilings and access to a sunny south-facing deck. Upstairs, the laundry is conveniently located near both bedrooms, each with a large walk-in closet, including a spacious primary bedroom with California Closets organizers, a built-in dresser, and a 3pc ensuite bathroom. The fully finished basement provides flexible additional living space with access to a lower patio, a 2pc bathroom, and is often used as a third bedroom. The basement coat closet is also equipped with California Closets built-ins, offering excellent storage and organization. Complete with a single attached garage, two full bathrooms, two half bathrooms, modern finishes, and thoughtful details throughout, this move-in-ready home offers comfortable everyday living.