



42, 7 Westland Road
Okotoks, Alberta

MLS # A2323198

\$279,900



Division:	Westridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,573 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: N/A

Welcome to a home that combines affordability, functionality, and the lifestyle advantages that make Okotoks one of the most desirable communities south of Calgary. Offering the perfect balance of small-town charm and everyday convenience, this well-maintained 3-storey townhome is ideal for first-time buyers, young professionals, downsizers, or investors looking for exceptional value. One of the biggest advantages of living in Okotoks is the lifestyle itself. Residents enjoy an extensive pathway system, parks, recreation facilities, local shops, restaurants, schools, and community events, all while benefiting from a welcoming small-town atmosphere and an easy commute to Calgary. It's a community where convenience, connection, and quality of life come together. Inside, the thoughtfully designed floor plan provides excellent separation of living spaces. The ground level features a versatile flex room that can easily function as a home office, workout area, hobby room, or additional living space, along with a convenient laundry area and access to the single attached garage. The second level serves as the heart of the home, offering an open and inviting layout designed for both everyday living and entertaining. The spacious living room features a patio door leading to a private deck, creating the perfect spot to enjoy your morning coffee or unwind after a busy day. The oversized kitchen provides exceptional workspace and storage, complete with a large island and generous dining area that comfortably accommodates family dinners, gatherings with friends, or everyday meals. Upstairs, you'll find two spacious bedrooms, including a large primary suite with its own private ensuite bathroom. A second generously sized bedroom and an additional full bathroom provide flexibility for family members, guests, roommates, or those working from home. Fresh interior paint throughout gives the home a

clean, move-in-ready feel, allowing you to simply unpack and start enjoying your new space. Whether you're looking to enter the market, simplify your lifestyle, or add a quality property to your investment portfolio, this townhome offers an outstanding opportunity to enjoy comfortable living in a community known for its amenities, sense of community, and exceptional quality of life. Combining functional living space, a single attached garage, and a fantastic location in Okotoks, this is a home that delivers value well beyond its price point.