



GRASSROOTS
REALTY GROUP

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**29 Westridge Crescent
Okotoks, Alberta**

MLS # A2328717



\$704,999

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Rectangular Lot, ST		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	Gazebo with lighting in backyard, other goods are negotiable		

Some homes simply feel different the moment you arrive. Lovingly maintained by its original owners, this exceptional two-storey home offers over 2,550 square feet of beautifully developed living space and reflects true pride of ownership, from its beautifully cared-for interior to a backyard oasis designed for making memories with family and friends. Nestled on a quiet, family-friendly street, you'll enjoy the perfect balance of peaceful living while being just minutes from schools, parks, shopping, and everyday amenities. The bright and welcoming main floor is designed with both everyday living and entertaining in mind. A stunning three-sided fireplace creates a warm focal point between the living and dining areas, adding both character and ambiance. Remote-controlled ceiling fans and lighting provide modern convenience, while the functional rear mudroom is complete with built-in cubby-style organizers to help keep busy family life organized. A well-appointed two-piece powder room completes the main floor. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including an impressive primary retreat featuring a spacious walk-in closet and a luxurious ensuite complete with a double vanity, soaker tub, and separate shower. The additional full bathroom serves the secondary bedrooms, while every bathroom is finished with elegant cultured marble vanity tops, offering timeless style and durability. The fully developed basement provides exceptional flexibility with two additional bedrooms, a full bathroom, a dry bar, and plenty of space for family gatherings, guests, teenagers, or a home theatre and recreation area. The backyard is where this home truly shines. Beautifully landscaped and meticulously maintained, it has been thoughtfully designed for both relaxing and entertaining. Enjoy your morning coffee on the expansive two-tier

deck, host summer barbecues with the convenience of a natural gas hookup, or unwind beneath the illuminated gazebo complete with lighting and removable side and roof panels. Mature trees create a peaceful backdrop, while the existing hot tub connection beneath the deck offers the opportunity to create your own private spa retreat. This is the kind of outdoor space where family gatherings, celebrations, and quiet evenings naturally come together. For those needing additional parking, this property truly stands apart. Rear lane access, a double detached garage, dedicated RV parking, and a double rear gate provide exceptional flexibility for trailers, recreational vehicles, boats, or extra vehicles—an increasingly rare feature in today's market. Meticulously cared for, thoughtfully maintained, and offered for sale for the very first time by its original owners, this is more than just a house it's a home that has been cherished. Combining generous living space, an incredible backyard retreat, outstanding parking options, this is a rare opportunity to own a home that has been loved from the very beginning.