



GRASSROOTS
REALTY GROUP

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62 Westland Street
Okotoks, Alberta

MLS # A2330008



\$599,000

Division:	Westridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: refrigerator, microwave, electric stove, hoodfan, dishwasher, refrigerator in garage, patio furniture without cushions, trampoline, monitored security system (buyer can take over contract), window coverings - all

This Westridge bungalow oozes curb appeal from the moment you pull up. A charming 30 foot front porch spans the face of the home, the kind of porch made for morning coffee, evening visits, and waving to the neighbours. Inside, you'll find nearly 2,500 sq ft of developed living space across two levels. The main floor offers 1,250 sq ft with a wide open plan, vaulted ceiling, two generous bedrooms, and two full bathrooms including a private three piece ensuite. The kitchen features refurbished countertops, a corner pantry, tile backsplash, and an island with room for bar stools, all open to the dining and living areas with access to the back deck. New blinds throughout and a new primary bedroom window bring fresh comfort and efficiency to the main level. The walkout basement adds 1,154 sq ft of developed space, and it has been made truly cozy with new carpet over DRI CORE sub floor for noticeable warmth in the winter months. Down here you'll find a large family room, a third bedroom, gym space, laundry and a full four piece bathroom, plus storage and direct access to the yard. Now for the garage. The oversized, insulated double detached garage measures 25'4" x 27'4", a full 728 sq ft that is nearly a triple. Add the RV parking pad and back lane access, and your trailer, boat, and toys finally have a home of their own. Recent updates: fridge 2026, dishwasher 2026, stove 2026. Shingled roof age is 2014. An irrigation system rounds out the package, all minutes from shopping, schools, and everything Okotoks has to offer. (Note that Central Air Conditioning currently not working, but getting repaired.)