



GRASSROOTS
REALTY GROUP

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**11 Westridge Way
Okotoks, Alberta**

MLS # A2331479

\$760,000

Division:	Westridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,765 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		



No Photo Available

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island		

Inclusions: Infrared garage heater, murphy bed,

In Westridge, mornings start in this very unique home with light pouring through vaulted ceilings into a family room where the fireplace is already the household's favourite gathering spot. This Okotoks home opens into a bright, open floor plan built for the way families actually live: a spacious kitchen with granite counters and new lighting overhead, a dedicated office nook for work-from-home days, and a main floor that flows easily from one space to the next. On the main level, 2 bedrooms and a full bath are featured. Upstairs in this unique home is the luxurious primary retreat with a walk-in closet outfitted with custom built-ins and an ensuite with double vanities, so busy mornings never mean waiting in line. Downstairs, the fully finished basement adds two more bedrooms, a full bathroom, and a rec room with room for movie nights, playdates, or a home gym. Outside, a new deck with a covered privacy wall and a freshly built back fence create a private spot to unwind, backed by a quiet, family-friendly street within walking distance of schools and shopping. Recent updates, including new air conditioning, a new hot water heater, an infrared heater in the garage, fresh paint, and central vac, mean the big-ticket items are already done. This is a home ready for its next chapter. Reach out to schedule your private showing.