



GRASSROOTS
REALTY GROUP

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**17 Westfall Crescent
Okotoks, Alberta**

MLS # A2344917



\$615,000

Division:	Westridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many		

Heating:	Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry, See Remarks		

Inclusions: Vacuum System, Water Softener (These items came with the house and worked at that time, however, have not been used since.)

Lovely Westridge Bungalow near beautiful park & playground, Schools, Shopping and on a quiet street with a very private fenced yard, surrounded with many mature trees for lots of privacy and shade. Back yard deck has beautiful pergola. Front drive double attached garage with workshop and built in storage is very convenient. Fully finished basement with bonus/flex room great for office space or gym. Family Room has stone fireplace and great home theatre space and still there is plenty of space for a pool table in large rec room and a 4th bedroom and full bath downstairs. On the Main level, you will enjoy the main floor laundry space, 2 extra bedrooms, plus a spacious Master with brand new renovated master en-suite bathroom complete with double glass door shower, and so much more. Kitchen has granite counters, large pantry, plenty of cupboard space and an island space too. Property has been virtually staged in various spaces throughout the home.