



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

100, 50 Westland Road
Okotoks, Alberta

MLS # A2350336



\$460,000

Division:	Westridge		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,460 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 547
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: None

Rare double garage, end unit townhome in Okotoks offering generous living spaces, upgraded finishes and excellent natural light. One of 2 in the complex with a double garage and double driveway, this home also has no rear neighbors and faces a tree-lined boulevard. The spacious living room features 10' ceilings, an abundance of windows facing south and west, an electric fireplace, built-in ceiling speakers, and patio sliders opening to a private upper deck with a gas BBQ hookup. The beautiful kitchen includes quartz countertops, stainless steel appliances, a gas stove, French door refrigerator with filtered water dispenser, under-cabinet lighting, and a touch-activated faucet. Soft-close drawers are featured in both the kitchen and bathrooms, with California-style blinds throughout the home. On the upper level, two large bedrooms each offer an ensuite bathroom and walk-in closet, with custom closet built-ins in one bedroom and a dedicated laundry room on the same level. 2 full and 2 half bathrooms throughout the home provide added convenience. The versatile lower-level room offers space for a bedroom, home office, gym, or additional living area, with a separate walkout entrance to a fenced lower patio with direct access to the boulevard. A Carrier Infinity Climate Control System allows independent heating and cooling programming across three levels, complemented by a high-efficiency furnace and central air conditioning. Additional features include tankless hot water, a two-year-old water softener, central vacuum, and a central vacuum outlet and water spigot in the double garage. Within walking distance of two elementary schools and two high schools, this home offers a unique blend of features.