

3 Westridge Way
Okotoks, Alberta

MLS # A2238139

\$725,000



Division:	Westridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,752 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Garden shed

Welcome to this beautifully maintained and thoughtfully designed bi-level in the heart of Westridge. Offering 4 bedrooms, 3 full bathrooms, and almost 2,800sqft of developed living space, this home combines timeless charm with quality upgrades throughout. As you step into the grand vaulted foyer, you're immediately welcomed by the bright, open-concept main floor featuring gleaming hardwood floors, granite countertops, and matching hardwood railings that add warmth and sophistication. The inviting living room with a floor-to-ceiling stone fireplace flows seamlessly into the spacious dining area and kitchen, creating an ideal layout for entertaining. The main floor also includes a bedroom which can double as a home office, full bathroom, and a convenient laundry room - a rare and practical bonus. Step through the garden door out onto the deck, perfect for summer BBQs, and enjoy the privacy of your backyard with rear alley access. One of the posts in the rear fence can be removed creating a large gate that provides easy access to the backyard or even parking for a small trailer. Upstairs, you'll find a peaceful primary suite, complete with a sitting area in the charming turret, perfect for reading or unwinding with a morning coffee. The ensuite bath and generous closet space complete this serene upper-level retreat. Downstairs, the fully finished basement impresses with white oak floors and 10' ceilings. There is a large family room with a second stone fireplace and two additional bedrooms - one with direct access to a full bathroom, making it an ideal second master suite or private guest quarters. The oversized double attached garage is finished and provides plenty of space for parking and storage. This home has been exceptionally well cared for, and shows pride of ownership throughout. Located across the street from a beautiful greenspace and just

minutes from schools, walking paths, and shopping, this is a rare opportunity to own a truly special home in a highly sought-after neighbourhood. Don't miss your chance to book your private showing today!