

\$727,000 - 135 Westridge Close, Okotoks

MLS® #A2259804

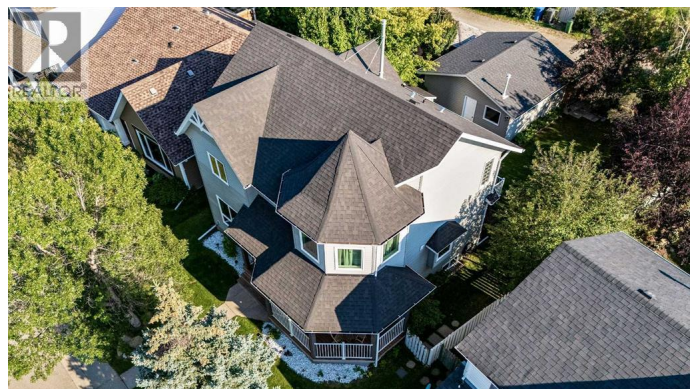
\$727,000

5 Bedroom, 4.00 Bathroom, 2,020 sqft

Single Family on 0.16 Acres

Westridge, Okotoks, Alberta

Don't Miss Out on the Opportunity to Make This Character Home Your Own! Situated in one of Okotoks' most coveted cul-de-sacs, this Westridge gem faces a picturesque park—perfect for family fun or a relaxing evening stroll. Designed with storybook charm, it captures the essence of a fairytale with steeply pitched roofs, a majestic turret, & a front porch that wraps to the side of the home, completing its timeless appeal. Flooded with character & natural light, this 2-storey residence offers over 2,930 sq. ft. of living space with 5 spacious bdrms, 3.5 bthrms, AIR CONDITIONING, & a SOUTH-facing backyard retreat featuring a 3-tiered deck. Step inside to a soaring, light-filled foyer. At the front of the home, an expansive formal dining room with a large bay window overlooks the park, while a versatile office/den—ideal for the inspired artist or home professional—also enjoys views of the majestic park. At the back of the home, the open-concept design seamlessly connects the kitchen & living area, where a cozy fireplace creates the perfect gathering place for family & friends. The kitchen is framed by its own bay windows overlooking the sun-drenched backyard, mirroring the front dining room bay window & filling both spaces with charm & natural light. It also features stainless steel appliances, ample cabinetry, & generous counter space. A powder room & main-floor laundry are also conveniently located near the back entry. Upstairs, you'll find 3 generous bedrooms, a 4-piece



bath, & a bonus room. Primary suite is a true retreat, highlighted by vaulted ceilings, elegant turret bay windows overlooking the park, & a 4-piece ensuite featuring HEATED FLOORINGâ€”perfectly toasty for winter-a large soaking tub, separate shower, & walk-in closet. The fully finished bsmt expands the living space with 2 additional bedrooms, a recreation rm, a newly renovated 3-piece bath, a family rm, & plenty of storage. Step outside to your private oasis: a spacious, south-facing yard with a 3-tiered d eck, gas hook-up, & mature treesâ€”perfect for summer entertaining. Set on a LARGE SOUTH-facing lot, the home is complemented by an OVERSIZED HEATED double garage WITH ITS OWN FURNACE & WORKSHOP space.

****Noteworthy Upgrades****: All windows, including the basement, were replaced in Mar-25 with PlyGem triple-pane (122-year transferable warranty).The stove & microwave were updated in Aug-25 (2-year warranty) & the washer & dryer were replaced in 2023 (3 years remaining of 5-year warranty).Professionally updated plumbing â€” NO Poly-B! Featuring a brand-new 2024 hot water tank with a 10-year warranty, plus a 2023 water filtration system.A radon mitigation system was installed in Oct-24, providing peace of mind in an area where radon levels can run high.Furnace professionally inspected annually for added assurance.Perfectly positioned just minutes from top-rated schools, excellent amenities, & the scenic river pathway system, this home presents a rare opportunity to experience the very best of Okotoks living!
(id:6289)

Built in 1992

Essential Information

Listing #	A2259804
Price	\$727,000

Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,020
Acres	0.16
Year Built	1992
Type	Single Family
Sub-Type	Freehold

Community Information

Address	135 Westridge Close
Subdivision	Westridge
City	Okotoks
Province	Alberta
Postal Code	T1S1N4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage, Oversize
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped
Construction	Wood frame
Foundation	See Remarks, Slab, Wood

Listing Details

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