

# \$454,500 - 512, 50 Westland Road, Okotoks

MLS® #A2194468

**\$454,500**

3 Bedroom, 4.00 Bathroom, 1,397 sqft  
Residential on 0.04 Acres

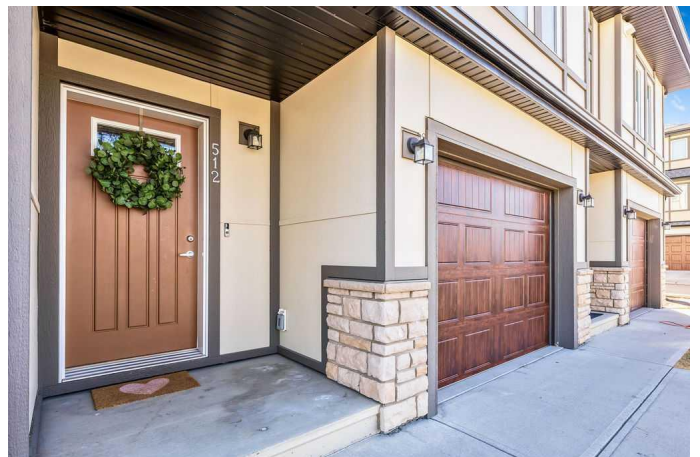
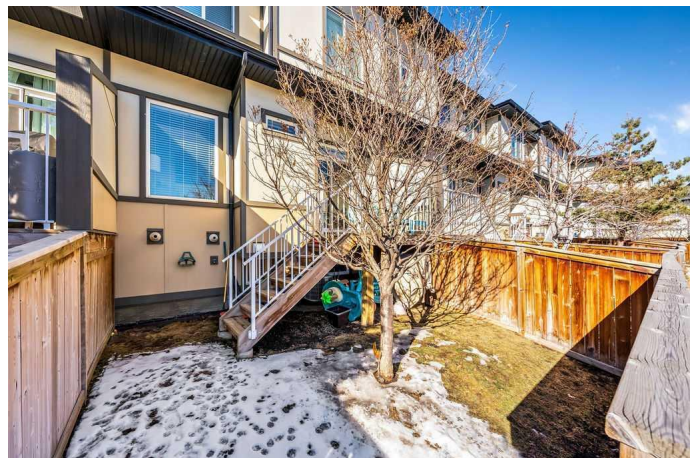
Westridge, Okotoks, Alberta

Looking for a BEAUTIFUL CONTEMPORARY TOWNHOME with PRIVATE YARD? Townhomes like this one rarely hit market ... with its gorgeous finishing, 1640sqft+ finished development, attached garage and a south-facing private fenced yard to boot! MAIN FLOOR features bright & spacious living room with large windows & deck overlooking back yard, dining room and contemporary kitchen with subway tile & black appliances, and half bath. UPPER FLOOR features two primary bedrooms each with ensuite bathrooms and walk-in closets, plus laundry. LOWER LEVEL is fully finished and features a flex-room which easily accommodates a third bedroom, study, gym or media room, and comes complete with 2-piece bathroom. SOUTH BACK YARD is perfectly set up with deck, gas line for BBQ, and private fully fenced yard. 21' long SINGLE ATTACHED GARAGE features built-in shelving. Did we mention AC, water softener, huge closets, and impeccable maintenance throughout? If you've been looking for the perfect townhome with attached garage and private yard, then THIS IS THE ONE! Come by the open house or book your private showing with your fave agent!

Built in 2015

## Essential Information

MLS® #                      A2194468



Price	\$454,500
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,397
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	512, 50 Westland Road
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2G4

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	9
Zoning	NC

### **Listing Details**

Listing Office	CIR Realty
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