



**GRASSROOTS**  
REALTY GROUP

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**10 Westfall Crescent  
Okotoks, Alberta**

**MLS # A2222072**



**\$599,999**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, Kitchen Island, Skylight(s)		

**Inclusions:** None

Welcome to Westridge, one of Westmount's most desirable communities! This well-maintained and freshly updated home offers incredible value and plenty of space for the whole family. As you step inside, you're welcomed by a bright and open entryway with a soaring 18-foot ceiling that makes a great first impression. The main floor features brand-new flooring, fresh paint throughout, and a layout that's both functional and welcoming. There's a large front office with French doors and a big window—perfect for working from home. The open-concept kitchen, dining, and living area is great for gatherings, with bay windows letting in tons of natural light and offering a lovely view of the private backyard. The stone fireplace in the living room adds a cozy touch for colder days. Also on the main floor, you'll find a mudroom off the double garage and a handy powder room for guests. Upstairs, you'll find three comfortable bedrooms, a flexible bonus space or library, and two full bathrooms with skylights that brighten up the space. The primary bedroom has lots of room and a walk-in closet. The fully finished basement adds even more living space, including in-floor heating, a fourth bedroom, den, large family room, and another full bathroom—perfect for guests, teens, or movie nights. Recent updates include a brand-new furnace and hot water tank, offering peace of mind and lower utility costs. If you're looking for space, comfort, and value in Westmount, this home in Westridge is a must-see. Book your showing today!