



GRASSROOTS
REALTY GROUP

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11 Westridge Rise Okotoks, Alberta

MLS # A2233289



\$775,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Westridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,419 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, No | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage | | |

Inclusions: Basement Bar Fridge

Check out this stunning 4-bedroom home with over 3,400 sq. ft. of developed living space in the sought-after community of Westridge. Perfectly positioned on a quiet street, this home backs onto a tranquil greenspace and hillside, with direct pathway access—ideal for walking, biking, or catching up with neighbours. The west-facing, fully fenced backyard is a peaceful retreat, perfect for entertaining or soaking up the sun. Enjoy BBQs on the deck, relax while watching local wildlife, or let the kids play just steps away at nearby playgrounds. Inside, you’ll find a bright and functional main floor layout with 9’ ceilings, hardwood floors, and a showstopping curved staircase. The spacious kitchen features a massive granite island, black appliance package, and walk-through pantry that connects to a mudroom off the double attached garage—a thoughtful layout for busy families. The great room with a gas fireplace and custom built-ins flows into the large dining area with sliding doors to the backyard, while the flex room off the entryway offers the perfect home office or playroom. A convenient 2-piece bath completes the main level. Upstairs, the vaulted bonus room is filled with natural light and offers a great space for relaxing or movie nights. The primary retreat overlooks the hillside and features a spacious 5-piece ensuite with deep soaker tub, tile shower with bench, dual vanities, a private water closet, and a large walk-in closet. Two additional bedrooms and a full 4-piece bath complete the upper level. The basement is fully finished with a fourth bedroom, 4-piece bathroom, and a large open rec room with wet bar. This home offers excellent curb appeal, parking for four vehicles, and quick access to shopping, restaurants, schools, and major routes. It’s the ideal blend of space, location, and thoughtful upgrades—a true

gem in Westridge! Don’t miss this opportunity—book your private showing today!