



**GRASSROOTS**  
REALTY GROUP

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**27 Westridge Way  
Okotoks, Alberta**

**MLS # A2233435**



**\$849,900**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,106 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Double Garage Detached, Garage Dr		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Storage Shed

First Time on the Market &ndash; Exceptional Family Home on One of the Largest Lots in the Neighbourhood! Welcome to this rare opportunity to own a beautifully maintained and thoughtfully upgraded home, offered for sale for the very first time. Situated on the largest lot on the street and the second largest in the entire neighbourhood, this property is a true standout&mdash;perfect for families who value space, privacy, and outdoor living. The fully fenced backyard is a private retreat, featuring a stamped concrete patio and sidewalk, concrete landscape curbing and a covered rear deck ideal for warm summer evenings, and a full irrigation system to keep everything lush and green. The double detached garage is a big bonus offering plenty of space for all your hobbies. The lot is so big there is even room for RV parking! Last but certainly not least the upgraded Hardie siding add to both the curb appeal and functionality of this incredible home - and that's just the outside! Inside, you'll find 3 bedrooms and 3.5 bathrooms across a smart, open-concept layout. The main level features a beautifully updated kitchen with quartz counters and quality finishes, a spacious dining area, and a cozy living room with a fireplace flanked by custom built-ins&mdash;perfect for hosting family or friends. Upstairs, west facing bonus room has double doors that opens out onto a balcony over the garage providing a peaceful spot to catch the evening sun. The primary bedroom is a true retreat with a walk-in closet and a spa-like ensuite featuring granite countertops, a soaker tub, and a separate shower. Two additional well-sized bedrooms and a full bath complete the upper floor, all finished with brand new carpet for a fresh and comfortable feel.. The fully finished basement offers excellent versatility, with a large multifunctional rec room, a third full bathroom, and plenty of space for games, movies, or

a home gym. Additional highlights include central air conditioning, radon remediation, and a water softener&mdash;ensuring comfort and convenience all year round. This home truly has it all: space, upgrades, a prime lot, and a location that can&rsquo;t be beat. Don&rsquo;t miss your chance to be the next proud owner of this exceptional property. Book your private showing today!