



GRASSROOTS
REALTY GROUP

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**43 Westridge Drive
Okotoks, Alberta**

MLS # A2241903



\$679,900

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Gazebo, Interior Lot, Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Wood	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: GAZEBO

****Come see it in person! Open house Saturday August 23 from 12pm-2pm **OVERSIZE GARAGE WITH SHOP AREA AND COMPRESSOR/EASY OFFSTREET RV PARKING!** Set along one of Westridge's most established streets on a 6350 sq ft lot this family friendly design offers space to spread out without feeling disconnected. The main level is grounded by vaulted ceilings and natural light, with defined spaces that still flow easily. The front sitting room speaks to those early risers to enjoy a coffee or snuggle in and read your favourite book, while the adjoining dining space is a perfect place to host those big family gatherings! You will love the layout of the kitchen with generous prep surfaces, tons of cupboard space and a warm aesthetic that suits the rhythm of everyday living. The heart of the home extends onto the large family room with the woodburning fireplace and yes, that cozy sectional will fit! The main floor laundry and two piece powder are conveniently located off the oversized (25x25) double attached garage. Head downstairs where things start to get interesting—an inviting family room where you can belly up to the bar , enjoy a second family room/games room or take your creative cocktail to the fabulous speakeasy style room around the corner &it's a vibe. A fourth bedroom, full third bath and access up to the workshop/garage- did I mention it had a compressor- is a definite bonus from this level. Upstairs, three well-proportioned bedrooms offer simplicity and comfort, The Primary bedroom with walk closet enjoys a newly renovated ensuite oozing with character with relaxation in mind, a soaker tub and separate shower and higher vanity. A full second main bath completes this floor. Outside, the west-facing backyard is a private pocket of calm. The pergola-covered deck is an easy yes for summer lounging, and the

built-in firepit has probably seen its fair share of s'mores and late-night chats, beautiful perennials, fruit trees and a rarity in Okotoks - RV parking! And the location? That's the clincher. Walking distance to three schools! Westmount and Big Rock Elementary and the Composite High School is just down the road, groceries and gyms are minutes away, and you're tucked into a community where block parties still happen and kids scooter to the park after dinner. ***UPDATES INCLUDE*** H2O Tank (2021), Shingles (2017) Fence (2024), Newer windows in front of house (2019) This isn't just another house on the market. It's a place where real life fits beautifully.