



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**20 Westland Gate
Okotoks, Alberta**

MLS # A2244976



\$725,000

Division:	Westridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,330 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized, Rear Drive, Workshop		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Pool (as is) Water softener (as is)

Spacious 5-Bedroom Home with Oversized Garage, Pool & Stunning Views! This exceptional five-bedroom home features an incredible 812 sq. ft. garage—large enough to accommodate four vehicles with ease. Above the garage, enjoy a massive rooftop deck with a pergola and panoramic views of the park and the Town of Okotoks—a perfect space for relaxing or entertaining. The newly redesigned backyard is an outdoor oasis, complete with a pool, fresh landscaping, offering the ultimate space for summer fun and family time. Inside, the main level is bright and airy with vaulted ceilings, a wood-burning fireplace, updated flooring and fresh paint, and three bedrooms—including a primary suite with ensuite bath. The fully developed lower level boasts brand-new flooring, fresh paint, two additional bedrooms, a den/craft room (currently used as a 6th bedroom), a laundry room with garage access, and a spacious family room with gas fireplace and partial kitchen—ideal for extended family or guests. Located within walking distance to shops, parks, and your morning coffee, this home blends lifestyle, location, and functionality.