



**GRASSROOTS**  
REALTY GROUP

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**20 Westland Gate  
Okotoks, Alberta**

**MLS # A2244976**



**\$610,000**

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

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

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

Newly updated , 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 and 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, all-new flooring and fresh paint, and three bedrooms—including a primary suite with ensuite bath. Upstairs has also been updated with new flooring and paint, giving the home a clean, modern feel from top to bottom. 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.