



GRASSROOTS
REALTY GROUP

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**302, 50 Westland Road
Okotoks, Alberta**

MLS # A2249757

\$375,000



Division:	Westridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,203 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to this bright and spacious end-unit townhome offering 2 bedrooms, 2.5 bathrooms, and an oversized single attached garage, perfect for parking, storage, or even a small workshop. Step into the open concept main floor, featuring newer laminate flooring and modern knockdown ceilings. The newly renovated kitchen is a true showstopper, featuring gorgeous quartz countertops, crisp white cabinetry, stainless steel appliances, and a central island, perfect for the home chef and ideal for entertaining. A generous dining area comfortably fits a large table for family meals or gatherings, while the sunny great room provides a welcoming space to relax in natural light. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom includes access to a private 3-piece ensuite with a corner shower. An additional bedroom, a 4-piece main bathroom, and upstairs laundry add convenience and functionality—no more hauling laundry up and down the stairs! Enjoy summer evenings on the large private balcony, complete with a gas line for your BBQ—perfect for outdoor dining and entertaining. Located in a quiet, well-kept complex, this updated home combines comfort, style, and move-in-ready convenience. Don't miss your chance, book your private showing today!