

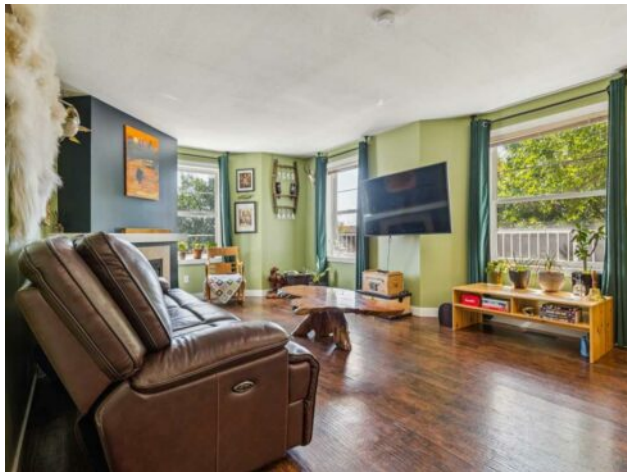


GRASSROOTS
REALTY GROUP

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

**218, 50 Westland Road
Okotoks, Alberta**

MLS # A2253315



\$309,500

Division:	Westridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	556 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Primary Downstairs, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Discover Townhouse 218; a wonderfully maintained home with large South facing balcony and private attached garage. Here are 5 things we LOVE about this home (and we're sure you will too): 1. A FLOOR PLAN MADE FOR REAL LIFE: As townhomes across Alberta trend smaller and smaller, Townhouse 218 is a breath of fresh air! With 1,168SqFt of refined and functional living space, 2 bedrooms, 1.5 bathrooms and a private attached garage, this is a full-size home! The main floor is thoughtfully designed with a spacious open concept living/dining area highlighted by South and East facing windows providing all day natural light with a serene tree-lined outlook. The kitchen is truly the heart of this home with ample work/storage space along with a breakfast bar. Whether you're preparing a feast or simply warming up takeout you will feel right at home here! Downstairs, find two well-proportioned bedrooms with a surprising amount of natural light (ideal if you're using the second bedroom as a home office). The primary is perfectly equipped with an oversized walk-in closet and cheater ensuite while easily accommodating your furnishings. 2. LOCATION IN THE COMPLEX: Ideally located with direct street access and no units in front of you (notice the difference in open space with the interior units) this end unit has a Southeast exposure making your home wonderfully bright throughout the day. 3. A CENTRAL AND ESTABLISHED COMMUNITY: Westridge is a well-established community located in Southwest Okotoks. Residents enjoy wide, tree lined streets, numerous parks/playgrounds and dozens of nearby shops, services and amenities plus you are walking distance to Westmount School (K-9) 4. A WELL MAINTAINED AND MANAGED COMPLEX: Zen Phase One is a well-maintained townhouse complex built in

2004 featuring spacious homes with attached garages and reasonable condo fees (406/month) in a central Location. 5. MOVE IN READY: This home has been well-loved and wonderfully maintained and is waiting for its next family. If you're in the market for a modern home in a central location with an attached garage and room to grow Townhouse 218 should be at the top of your list!