



**135 Westridge Close  
Okotoks, Alberta**

**MLS # A2259804**



**\$727,000**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,020 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed, Water Filtration System, Projector & Screen

**\*\*Open House September 27-28 Sat & Sun 1:00-3:00 PM | Don't Miss Out on the Opportunity to Make This Character Home Your Own!** Situated in one of Okotoks's most coveted cul-de-sacs, this Westridge gem faces a picturesque park—perfect for family fun or a relaxing evening stroll. Designed with storybook charm, it captures the essence of a fairytale with steeply pitched roofs, a majestic turret, and a front porch that wraps to the side of the home, completing its timeless appeal. Flooded with character and natural light, this 2-storey residence offers over 2,930 sq. ft. of living space with 5 spacious bedrooms, 3.5 bathrooms, and a south-facing backyard retreat featuring a 3-tiered deck. Step inside to a soaring, light-filled foyer. At the front of the home, an expansive formal dining room with a large bay window overlooks the park, while a versatile office/den—ideal for the inspired artist or home professional—also enjoys views of the majestic park. At the back of the home, the open-concept design seamlessly connects the kitchen and living area, where a cozy fireplace creates the perfect gathering place for family and friends. The kitchen is framed by its own bay windows overlooking the sun-drenched backyard, mirroring the front dining room bay window and filling both spaces with charm and natural light. It also features stainless steel appliances, ample cabinetry, and generous counter space. A powder room and main-floor laundry are also conveniently located near the back entry. Upstairs, you'll find three generous bedrooms, a 4-piece bath, and a bonus room. The primary suite is a true retreat, highlighted by vaulted ceilings, elegant turret bay windows overlooking the park, and a 4-piece ensuite with a large soaking tub, separate shower, and walk-in closet. The fully finished basement expands the living space with

two additional bedrooms, a recreation room, a newly renovated 3-piece bath, a family room, and plenty of storage. Step outside to your private oasis: a spacious, south-facing yard with a 3-tiered deck, gas hook-up, and mature trees—perfect for summer entertaining. Set on a large south-facing lot, the home is complemented by an oversized heated double garage and workshop space. **\*\*Noteworthy Upgrades\*\***: All windows, including the basement, were replaced in March 2025 with PlyGem triple-pane (122-year transferable warranty). The stove and microwave were updated in August 2025 (2-year warranty) and the washer and dryer were replaced in 2023 (3 years remaining of 5-year warranty). The plumbing was fully updated with Poly-B removal and a new hot water tank with a 10-year warranty in 2024, along with a water filtration system added in 2023. A radon mitigation system was installed in October 2024. The furnace has been professionally inspected annually for peace of mind. Perfectly positioned just minutes from top-rated schools, excellent amenities, and the scenic river pathway system, this home presents a rare opportunity to experience the very best of Okotoks living!