



GRASSROOTS
REALTY GROUP

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8, 7 Westland Road
Okotoks, Alberta

MLS # A2263273



\$325,000

Division:	Westridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,275 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings		

Inclusions: None

Welcome to Green Park Gables — a charming and centrally located community in the heart of Okotoks! This beautifully maintained 4-level split townhouse offers a unique layout and a perfect balance of style, comfort, and functionality. Step into the spacious living room with tall ceilings and plenty of natural light — an inviting space to relax or entertain. The updated modern kitchen features sleek stainless steel appliances, abundant cabinets and counter space, and direct access to the backyard, making outdoor dining and summer BBQs effortless. Upstairs, you'll find two large bedrooms, including a primary suite with a spacious nook — ideal for a home office, reading corner, or nursery — along with a large main bathroom that offers both comfort and convenience. The finished basement provides a versatile recreation room, while the crawl space adds generous storage options. Outside, enjoy your yard with grass and a patio, plus a detached single garage for secure parking. Located just steps from parks, and shopping, this home combines thoughtful design, modern updates, and a prime Okotoks location — perfect for first-time buyers, downsizers, or investors!