



GRASSROOTS
REALTY GROUP

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

45 Westridge Drive
Okotoks, Alberta

MLS # A2265935



\$589,000

Division:	Westridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,087 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Wet Bar		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings

Location, Location, Location! Ready to Move In! Beautifully renovated 5-bedroom bi-level on a corner lot in Westridge. Featuring a brand-new kitchen with updated counters, cupboards, stainless steel appliances, and stylish railings. The bright open-concept living and dining area offers vaulted ceilings, fresh paint, and a brand-new living room window bringing in plenty of natural light. The lower level is ideal for entertaining with luxury vinyl flooring, a gas fireplace with brick surround, wet bar, 2 bedrooms, hobby room, and an updated 4-piece bath. Major upgrades include a new plumbing system, a new furnace and refreshed finishes throughout. Enjoy a covered deck overlooking a private, treed backyard—combining the charm of a mature neighborhood with the comfort of modern updates.