



GRASSROOTS
REALTY GROUP

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1306, 200 Southridge Drive
Okotoks, Alberta

MLS # A2266631



\$483,000

Division:	Westmount_OK		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,466 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	GC
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vinyl Windows		

Inclusions: na

Discover a life of elegance and convenience in this stunning three-story townhome located in the heart of Westmount, Okotoks. Built by the reputable Slokker Homes, this exquisite property offers a blend of modern luxury and functional design within one of the town's most desirable, family-friendly communities. The main level welcomes you with a bright, open-concept floor plan that seamlessly connects the living and dining areas, perfect for entertaining. The gourmet kitchen is a true highlight, boasting sleek quartz countertops, a breakfast bar, and high-end stainless steel appliances. This main floor features soaring knockdown ceilings, durable vinyl plank flooring, two-tone cabinetry with soft-close drawers, SS appliances, and much more. Upstairs, you'll find the conveniently located laundry and three generous bedrooms, including the primary retreat complete with full ensuite. The home's three-story layout, featuring 2.5 baths, provides an abundance of living space and thoughtful details throughout. This property comes with an attached garage and an EXTRA TITLED parking stall. The prime Westmount location is unbeatable, offering easy access to the Westmount K-9 school and extensive community walking trails and parks. Enjoy a lifestyle of convenience with essential shopping, dining, and services just moments away at the Westmount Centre retail hub. This home is the perfect blend of style, comfort, and location, providing a great base for your life in the foothills.