



GRASSROOTS
REALTY GROUP

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**135 Westridge Close
Okotoks, Alberta**

MLS # A2276608



\$689,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,020 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Combination, Slab, Wood	Utilities:	-
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		

Don't miss this storybook Westridge gem, tucked into one of Okotoks's most sought-after cul-de-sacs and facing a picturesque park. This charming 2-storey offers over 2,930 sq. ft., 5 bedrooms, 3.5 baths, A/C, and a sunny south-facing backyard with a 3-tier deck. Bright foyer, formal dining with bay window park views, plus a flexible office/den. The open-concept rear features a cozy fireplace and a kitchen with bay windows, stainless steel appliances, ample cabinetry, and generous counter space. Upstairs: 3 bedrooms, bonus room, and a primary retreat with vaulted ceilings, turret bay windows, walk-in closet, and ensuite with heated floors, soaker tub, and separate shower. Fully finished basement includes 2 more bedrooms, rec/family spaces, renovated 3-piece bath, and lots of storage space. Outside: mature trees, gas hook-up, and a large south lot. Bonus: oversized heated double garage with 220V, its own furnace, and workshop space. ****Noteworthy Upgrades****: Updated plumbing—NO Poly-B! 2025: All windows (incl. basement) replaced with triple-pane; New Stove & Microwave. 2024: New Hot Water Tank. 2023: New Washer/Dryer + Water Filtration. Furnace serviced annually. Minutes to top-rated schools, amenities, and the river pathway system.