



GRASSROOTS
REALTY GROUP

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**25 Westfall Drive
Okotoks, Alberta**

MLS # A2280457



\$500,000

Division:	Westridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,343 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating: Fireplace(s), Floor Furnace

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Partial

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Discover the perfect combination of space and versatility in this beautifully positioned bungalow, situated on a prominent corner lot in one of Okotoks's most welcoming communities. Defined by its bright, open-concept design and functional layout, this home offers a seamless living experience that caters to a wide variety of lifestyles, from growing families to those looking for the convenience of single-level living. The main floor welcomes you with an abundance of natural light that highlights the airy, open floor plan. The expansive living area flows naturally into the kitchen and dining spaces, creating an ideal environment for both quiet evenings and lively gatherings. With a total of four spacious bedrooms and two full bathrooms distributed throughout the home, there is plenty of room for family, guests, or a dedicated home office. One of the standout features of this property is the fully developed walk-up basement. The separate entrance provides incredible flexibility, offering easy access to the yard and presenting an excellent opportunity for those considering a multi-generational living setup or a private guest wing. Outside, the oversized single garage offers generous room for a vehicle plus additional space for a workshop or seasonal storage. Positioned on an expansive corner lot, the property feels private and open, providing ample outdoor space to enjoy the crisp Alberta air. You are ideally located just minutes from the best amenities Okotoks has to offer, including premier shopping, local schools, recreation centers, and the charming downtown district. Bright Open Design. Versatile Walk-Up Basement. Premier Okotoks Location.