



GRASSROOTS
REALTY GROUP

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16, 7 Westland Road
Okotoks, Alberta

MLS # A2281411



\$320,000

Division:	Westridge		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,424 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: n/a

This well-maintained end unit offers added privacy, great natural light, and a functional multi-level layout designed for comfortable everyday living. The entry level features a convenient 2-piece bathroom, generous space for coats and shoes, and direct access to the attached garage. A short flight up, the bright living room stands out with extra-tall ceilings and a cozy gas fireplace, creating a spacious, airy feel that's hard to find in townhome living. The next level opens into a large kitchen and dining area with enough room to accommodate a sitting area or workspace, making it ideal for both daily living and entertaining. Upstairs, the primary bedroom includes a 4-piece ensuite and access to a private, covered balcony. Two additional bedrooms, a full bathroom, and upper-level laundry complete the upper floor. The fully finished basement provides a versatile bonus space that works well as a home office, gym, media room, or hobby area, while still offering plenty of storage. Recent updates within the past five years include a raised front deck with new boards and railing, three exterior doors, and eleven windows. Major mechanical upgrades have also been completed, including a furnace and hot water tank replaced approximately three years ago, along with the addition of a water softener. As an end unit, the home further benefits from additional windows and a quieter setting within the complex. Conveniently located within walking distance to shopping, schools, parks, and restaurants, this property offers a practical layout and an easy Okotoks lifestyle.