



**GRASSROOTS**  
REALTY GROUP

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**303 Woodside Place  
Okotoks, Alberta**

**MLS # A2285284**

**\$779,000**



<b>Division:</b>	Woodhaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Negotiable		

OPEN HOUSE SATURDAY FEB 14 FROM 10 AM TO 1 PM AND SUNDAY FEB 15 FROM 11 AM TO 1 PM -- This is the move-in-ready, fully renovated home you've been waiting for. Built on a solid 1981 structure and located in the picturesque Woodhaven neighbourhood of Okotoks, this spacious 4-level split offers 5 bedrooms and 3 bathrooms, providing exceptional space for families of all sizes. The stunning open-concept main floor showcases an updated kitchen and is complemented by two above-grade living rooms, making it ideal for entertaining and hosting year-round. One living area opens directly onto the back deck and private yard, creating a beautiful setting to enjoy Alberta's summer evenings. The primary bedroom is a true retreat, featuring a beautiful layout and an elegant ensuite. Ideally located close to river pathways, schools, and shopping, this home offers both lifestyle and convenience. Featuring a cathedral with cedar wood finish, a cozy yet refined design, and thoughtful renovations throughout. This is a property that truly must be seen to be appreciated. It also features a finished double attached garage and a generous basement, storage will never be an issue in this house. Homes like this don't last long—come see it for yourself today.