



**113 Westridge Close
Okotoks, Alberta**

MLS # A2294901



\$659,900

Division:	Westridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,409 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Sauna, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, TV Mount in Family Room

Join us for an open house this weekend, Saturday and Sunday, March 28 and 29, from 1 to 3PM Hope to see you there! Tucked into a quiet cul-de-sac in Westridge and directly across from the 3-acre Westridge Close Park, this well-updated, fully developed home offers over 2,600 sq ft of comfortable living space, plus the upgrades buyers want, without the work. Step inside to a bright, open main living area with vaulted ceilings and excellent natural light. The layout flows effortlessly, with an updated kitchen featuring newer appliances and convenient access to the backyard. Just a few steps down, the sunken family room features a cozy wood-burning fireplace with a gas log lighter, creating a warm and inviting space for everyday living or entertaining. Upstairs, you’ll find three bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. The lower level adds a fourth bedroom, full bathroom, and a generous family room, along with a separate side entrance that opens the door to future suite potential (subject to approvals and permitting by the municipality) or flexible multi-generational living. This home truly stands out with over \$100,000 in upgrades already completed, including new flooring, triple-pane windows, added insulation, skylights, fresh paint, and Poly-B replacement, offering both comfort and peace of mind. Outside, the fully fenced backyard is designed for both function and enjoyment, featuring a deck with a covered pergola, RV parking, and an oversized garage with in-floor heating, ideal for a workshop or year-round use. Located in a quiet, established neighbourhood, you’ll enjoy open views, added privacy, and the park right outside your door, with both elementary and high schools within walking distance.