



**198 Westland Street  
Okotoks, Alberta**

**MLS # A2295416**



**\$764,900**

<b>Division:</b>	Westmount_OK		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,183 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, No Back Lane, See Remarks, Sta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to this extensively renovated 2-storey former Sterling Showhome offering 3,179 sq ft of refined living space on all 3 levels, ideally positioned on a private corner lot siding and backing onto pathways and greenspace. With no detail overlooked, this is a true turnkey home where quality craftsmanship and thoughtful upgrades are evident throughout. From the moment you arrive, the wraparound front porch and mature, newly refreshed landscaping create standout curb appeal. Inside, you’re greeted by a grand staircase, soaring ceilings, and expansive windows that flood the home with natural light. Rich acacia hardwood flooring, tile and carpet, and a striking stone fireplace anchor the open-concept main floor. The fully upgraded kitchen is both functional and impressive, featuring granite countertops, extensive cabinetry, roll-out storage, a large pantry, and a generous island designed for everyday living and entertaining. Your choice: Kitchen gourmet eating or Family Dining in a Formal setting in the Dining room. Upstairs, the spacious primary retreat offers a spa-inspired ensuite and walk-in closet, complemented by two additional well-sized bedrooms and a full bath. The fully renovated basement (2025) expands your living space with a large family room, additional bedroom, full bathroom, and excellent storage options. The heated, fully finished garage is a rare bonus, complete with cabinetry, upgraded lighting, hot & cold water, new door springs (2026), and a hoist system for a lightweight folding trailer. Enjoy parking for up to 5 vehicles and the added convenience of winter snow removal on the street. Perfectly located just steps to parks, pathways, schools, and within walking distance to shopping and restaurants, this home offers a lifestyle that is as functional as it is beautiful. This home has been comprehensively updated for peace of mind and modern

comfort, including: New hot water tank (2025), Full interior repaint (2025), New lighting throughout, Rebuilt decks, new fencing with deer barrier & gate, New landscaping with grass and perennial gardens, Central air conditioning & water softener, Central vacuum system