



**16, 7 Westland Road  
Okotoks, Alberta**

**MLS # A2302052**



**\$320,000**

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

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