



**410, 50 Westland Road  
Okotoks, Alberta**

**MLS # A2302151**



**\$360,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 302
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Have you been waiting for the perfect home that offers simple living at its finest? Look no further. Welcome to this beautifully maintained 2-bedroom, 2-bathroom pet-friendly condo located in the charming community of Okotoks, just steps from shopping, amenities, and more. Designed with an open-concept layout, this home features a warm and inviting living room paired with a stunning modern kitchen complete with quartz countertops, full-height cabinetry, and a large eat-up island—perfect for entertaining or casual dining. The adjacent dining area offers an ideal space for hosting family and friends. The spacious primary bedroom includes a generous closet and a private 4-piece ensuite, while the second bedroom is perfectly situated near the main bathroom—ideal for guests, a home office, or additional living space. Convenience is key with in-suite laundry and added storage within the furnace room. Step outside to your private south-facing patio, offering plenty of sunshine, privacy, and the perfect setting to unwind or entertain. A gas BBQ hookup adds even more functionality to this outdoor space. Say goodbye to yard work, this is low-maintenance living at its best.