



**35 Westridge Crescent
Okotoks, Alberta**

MLS # A2146168



\$700,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Vinyl Windows		

Inclusions: Gazebo, garage cabinets, TV Bracket

This beautifully maintained sterling-built home offers a 24 x 24 heated garage with 240V power, and a mature, private south-facing backyard. A hot tub and back deck with gas line for bbq enhance the outdoor living experience, while alley access provides potential for RV parking. Inside, the home impresses with hardwood floors, 9' ceilings, and a thoughtful layout. The main floor features a flex room and formal dining room, alongside a large living room with a cozy fireplace. The open concept kitchen and eating areas showcase a huge island, abundant cabinet space, granite countertops, and stainless-steel appliances. The kitchen is complemented by a walk-through pantry with a convenient coffee bar. Upstairs, three spacious bedrooms await, including a master with a large walk-in closet and 5-piece ensuite. An additional 4-piece main bathroom serves the upper floor. The unfinished basement offers potential for customization, with space for extra bedrooms and a roughed-in bathroom. Extras such as air conditioning, Hunter Douglas blinds, a water softener system, R/O drinking water system, and a recently updated water heater add to the home's appeal. Located within walking distance to schools, shopping, and plenty of green spaces, this sterling-built home combines modern comforts with a prime location, making it an ideal choice for families or professionals seeking a comfortable and convenient lifestyle.