



**147 Westridge Close  
Okotoks, Alberta**

**MLS # A2146360**



**\$699,900**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Landscaped, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Granite Counters		

**Inclusions:** N/A

This charming home offers an exceptional location on one of my favorite streets in Okotoks. Situated on a quiet road facing a 3-acre park, the property boasts a south-facing pie lot with a spacious 24x24 heated garage with 240 power and RV parking. The exterior of the home has been recently updated, including a new roof, siding, and triple-pane windows. The large composite deck is perfect for outdoor entertaining and is wired for a hot tub. Inside, the home has undergone recent renovations and upgrades. The main floor features hardwood floors and an abundance of natural light thanks to numerous windows. The living room is a standout space with its vaulted ceiling and cozy gas fireplace. A newly renovated kitchen boasts quartz countertops and upgraded stainless steel appliances. The layout offers practical living with a main floor master bedroom and laundry room. Upstairs, you'll find two additional bedrooms and a 5-piece bathroom. The fully finished basement includes a fourth bedroom, a 3-piece bathroom, and a spacious recreation room. Other upgrades you'll appreciate include central air conditioning, gemstone lights, water softener, and an underground sprinkler system. The beautiful park out front offers stunning views and easy access to green space, and there is even a skating rink in the winter. The home is walking distance to schools, shopping, and more. Don't miss out on this gem!