



GRASSROOTS
REALTY GROUP

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**25 Westridge Way
Okotoks, Alberta**

MLS # A2197796



\$765,000

Division:	Westridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,759 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Central Vac is roughed in, Curtains (all), Dishwasher (Currently stored in the garage), Dryer, Garage Opener, Garage Remote(s), Gas Range, HRV System (Heat Recovery Ventilator), Mini beverage cooler (basement), Oven, Refrigerator, RV electrical outlets x2., Water softener rough-in, Washer, Window coverings (all)

Introducing an exceptional opportunity to own a luxurious bi-level home in the highly sought-after community of Westridge, Okotoks. Built by the renowned Broadview Homes, this meticulously maintained residence at 25 Westridge Way is the perfect blend of elegance, functionality, and comfort. As you step into the home, you'll immediately notice the abundance of natural light pouring in through large windows in the welcoming foyer, creating a bright and airy atmosphere. The main level showcases exquisite hardwood flooring and soaring ceilings, providing a sense of openness throughout. The spacious dining area flows seamlessly into the heart of the home — a beautifully designed kitchen that is both stylish and practical, making it an ideal space for hosting family and friends. A cozy tucked-away living room, complete with a gas fireplace, offers a tranquil spot to relax and unwind, while the convenient access to the expansive deck invites you to enjoy outdoor living at its best. The main floor features 2 generously sized bedrooms and a well-appointed full bathroom, providing the perfect balance of privacy and functionality. A few steps up lead you to a fantastic multi-purpose nook space, complete with a built-in desk, ideal for those working or studying from home. Adjacent, the Primary retreat awaits — a private sanctuary featuring a cozy fireplace, a lavish 5-piece ensuite, and a walk-in closet equipped with custom organizers to maximize storage. Downstairs, the fully finished basement offers even more living space, including a fourth bedroom, a full bathroom, a laundry room, and ample storage. The highlight of the lower level is the expansive family room, with a second gas fireplace, a wet bar, mini beverage cooler and built-in sound wiring, making it the perfect spot for movie nights, entertaining, or simply relaxing. The layout is flexible, offering

enough space to divide it into additional zones to suit your needs. Step outside to your private, professionally landscaped backyard—years of care and attention have gone into creating this outdoor oasis. The multi-tiered deck with a stylish pergola offers a cozy setting to enjoy warm summer evenings, while the meticulously maintained yard provides a peaceful retreat. Plus, this home is fully RV-accessible, ensuring convenience for outdoor enthusiasts. Located just minutes from top-rated schools, shopping, dining, and recreational amenities, this home truly offers everything you could need. Don’t miss your chance to own this exquisite property. Schedule your private showing today and make 25 Westridge Way your new dream home!