

# \$375,000 - 302, 50 Westland Road, Okotoks

MLS® #A2213245

**\$375,000**

3 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

Westridge, Okotoks, Alberta

OPEN HOUSE SUNDAY JUNE 8 1:30-3:30

pm . BIG PRICE REDUCTION FROM

\$389,000.00 to \$375,000 MOTIVATED

SELLERS . EXCELLENT 3 Bed, 2.5 Bath

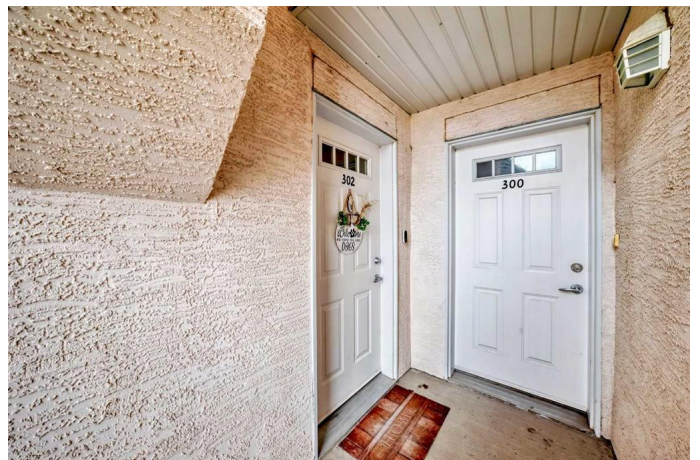
END UNIT Townhome in a QUIET Complex!

Welcome to this beautifully well maintained end unit townhome offering 3 bedrooms, 2.5 bathrooms, and an oversized single attached garage that occupies most of the ground levelâ€”perfect for extra storage or a workshop area. Step up to the bright and open main floor, featuring newer laminate flooring and knockdown ceilings for a fresh, modern touch.

The fantastic kitchen includes crisp white cabinetry, stainless steel appliances, a central island with an extended stool bar, and a convenient pantryâ€”ideal for any home chef! Enjoy meals in the generous dining area,

offering plenty of room for a large table, and relax in the spacious great room filled with natural light. A private 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom comes with easy access to a 3-piece bath with a corner shower. You'll also find two bedrooms, another full 4-piece bathroom, and convenient upper-level laundryâ€”no more hauling laundry up and down stairs! Step out onto the big main floor balcony with a gas line hookup for your BBQâ€”perfect for summer grilling. This quiet, well-kept complex is the perfect place to call home!

Built in 2004



## Essential Information

MLS® #	A2213245
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	302, 50 Westland Road
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2G4

## Amenities

Amenities	None
Utilities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	69
Zoning	NC

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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