

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

MLS® #A2249757

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,203 sqft

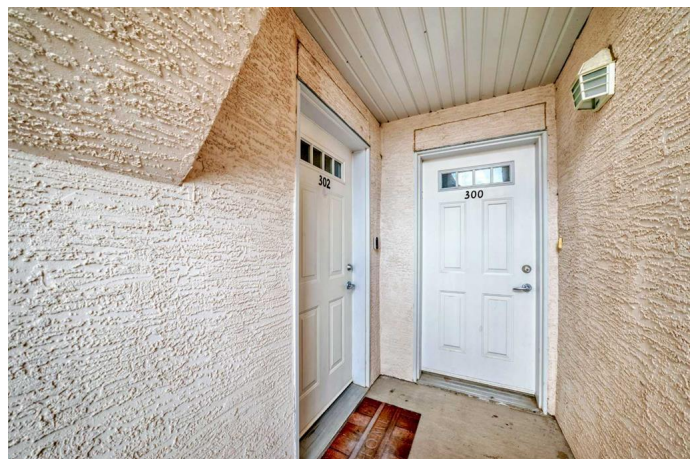
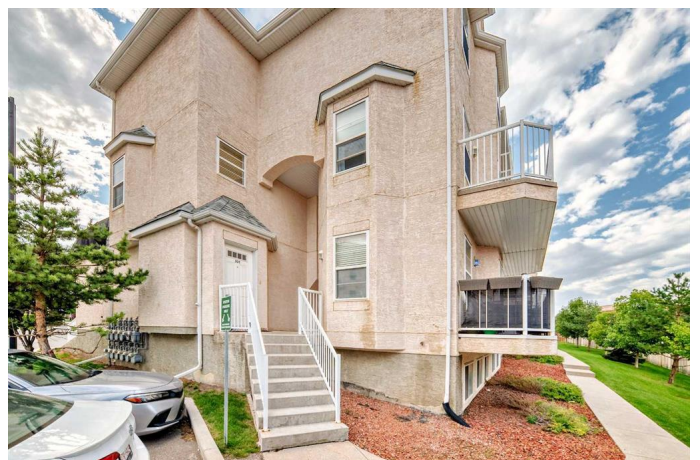
Residential on 0.00 Acres

Westridge, Okotoks, Alberta

(OPEN HOUSE AUGUST 23, 2025 1:00pm - 3:00pm) Welcome to this bright and spacious end-unit townhome offering 2 bedrooms, 2.5 bathrooms, and an oversized single attached garage, perfect for parking, storage, or even a small workshop. Step into the open concept main floor, featuring newer laminate flooring and modern knockdown ceilings. The newly renovated kitchen is a true showstopper, featuring gorgeous quartz countertops, crisp white cabinetry, stainless steel appliances, a central island, and a walk-in pantry, perfect for the home chef and ideal for entertaining. A generous dining area comfortably fits a large table for family meals or gatherings, while the sunny great room provides a welcoming space to relax in natural light. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom includes access to a private 3-piece ensuite with a corner shower. An additional bedroom, a 4-piece main bathroom, and upstairs laundry add convenience and functionality—no more hauling laundry up and down the stairs! Enjoy summer evenings on the large private balcony, complete with a gas line for your BBQ—perfect for outdoor dining and entertaining.

Located in a quiet, well-kept complex, this updated home combines comfort, style, and move-in-ready convenience. Don't miss your chance, book your private showing today!

Built in 2004



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249757      |
| Price          | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,203         |
| 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 | T1S 2G4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz 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    | August 18th, 2025 |
| Days on Market | 5                 |
| Zoning         | NC                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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