

# \$755,000 - 25 Westridge Way, Okotoks

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MLS® #A2197796

**\$755,000**

4 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.16 Acres

Westridge, Okotoks, Alberta

Welcome to 25 Westridge Way â€” a beautifully maintained bi-level home with a bungalow feel, located in the desirable community of Westridge, Okotoks. Built by Broadview Homes, this property is ideal for buyers who value quality, comfort, and flexibility in their moving timeline.

Whether youâ€™re upsizing, planning your next move strategically, or waiting to sell your own home, this residence offers a rare chance to secure the right home without rushingâ€”flexible possession into the new year or spring is available.

Step into the light-filled foyer and enjoy the airy, open-concept layout. Rich hardwood flooring and vaulted ceilings define the main level, creating a spacious and elegant atmosphere. The stylish kitchen offers ample counter space, modern finishes, and flows into a welcoming dining areaâ€”ideal for entertaining. The tucked-away living room with gas fireplace provides a cozy space to relax and unwind.

Step out onto the multi-tiered deck and enjoy the professionally landscaped backyard, complete with a pergola and space to host or relax in private. The yard is beautifully maintained and even offers RV parking, perfect for outdoor enthusiasts.

The main floor features two generous bedrooms and a full bathroom. A few steps up leads to a versatile nook space with built-in deskâ€”ideal for working from home or studyâ€”and the spacious primary suite



featuring a fireplace, 5-piece ensuite, and walk-in closet with custom organizers. The fully finished basement offers even more space, including a large fourth bedroom, full bath, laundry room, and a fantastic family room with a gas fireplace, wet bar, beverage cooler, and built-in sound. Whether you're hosting movie nights or setting up a game room, there's space to tailor it to your needs. This home has been meticulously cared for and is truly move-in ready. And for buyers in a similar positionâ€”not in a rush to move, wanting to sell first, or waiting for the right timingâ€”this property offers the flexibility and condition youâ€™ve been looking for. Located just minutes from schools, parks, shopping, dining, and Okotoksâ€™ best amenities, this home checks all the boxes for smart, strategic buyers.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2197796    |
| Price          | \$755,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,759       |
| Acres          | 0.16        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 25 Westridge Way |
| Subdivision | Westridge        |
| City        | Okotoks          |

|             |                  |
|-------------|------------------|
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 0K1          |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                         |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Off Street, RV Access/Parking |
| # of Garages   | 2                                                                                                                                         |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Refrigerator, Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 3                                                                                                                        |
| Fireplaces        | Basement, Bedroom, Blower Fan, Electric, Gas, Living Room                                                                |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Back Lane, City Lot, Front Yard |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 66                |
| Zoning         | R-1               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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