

# \$640,000 - 10 Westfall Crescent, Okotoks

MLS® #A2198542

## \$640,000

4 Bedroom, 4.00 Bathroom, 1,689 sqft  
Residential on 0.11 Acres

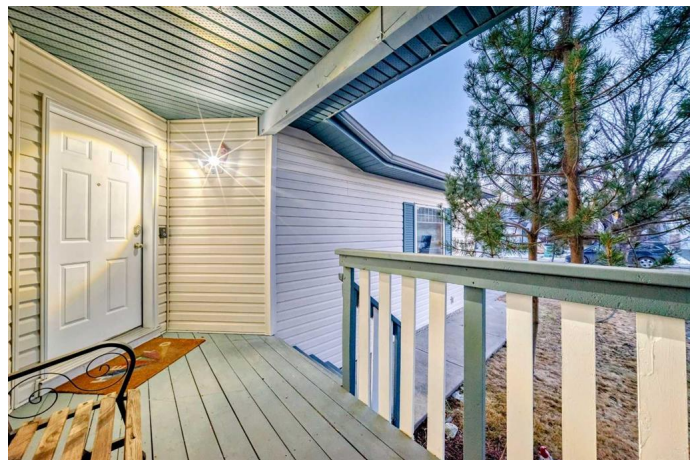
Westridge, Okotoks, Alberta

Welcome to the stunning community of Westridge! From the moment you step through the front door, you'll be greeted by an impressive 18-foot ceiling in the entranceway. This home features brand new floors throughout the main level, a fresh coat of paint, and meticulous attention to detail.

The spacious office, complete with French doors and a large window, offers the perfect environment for working from home. The open-concept floor plan is ideal for entertaining, with a dining nook that boasts beautiful bay windows, allowing ample light and picturesque views of your private backyard. The living room, with its stone fireplace, creates a cozy atmosphere for those chilly winter nights.

On the main floor, you'll also find a mudroom off the double car garage and a convenient powder room. Upstairs, hardwood floors continue throughout, leading to three generously sized bedrooms, a library, and two full bathrooms with skylights. The primary bedroom is expansive, featuring its own walk-in closet.

The fully finished basement is designed for relaxation, with in-floor heating, a large bedroom, a den, a huge family room, and a full bathroom. This space is perfect as a man cave or a private retreat. Additionally, the home includes a brand new furnace and a new hot



water tank, ensuring comfort and efficiency.

Come and experience this exceptional home in Westridge!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2198542    |
| Price          | \$640,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,689       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 10 Westfall Crescent |
| Subdivision | Westridge            |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S1V6               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | French Door, High Ceilings, Kitchen Island, Skylight(s)                           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, Landscaped, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Mixed                        |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 61              |
| Zoning         | TN              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Makey Real Estate Elite Inc. |
|----------------|------------------------------|

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