

\$849,900 - 27 Westridge Way, Okotoks

MLS® #A2233435

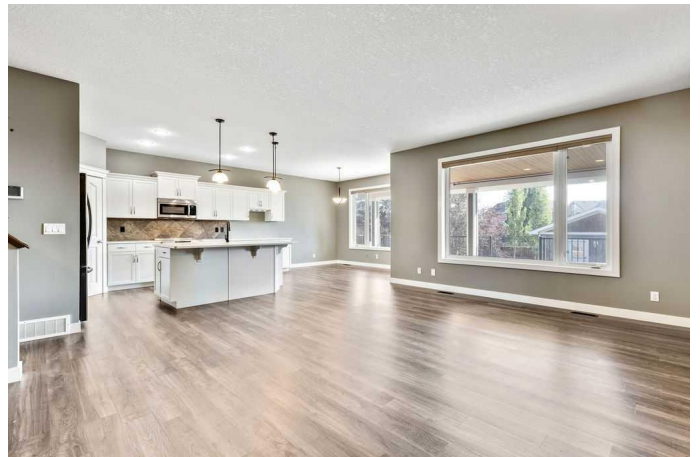
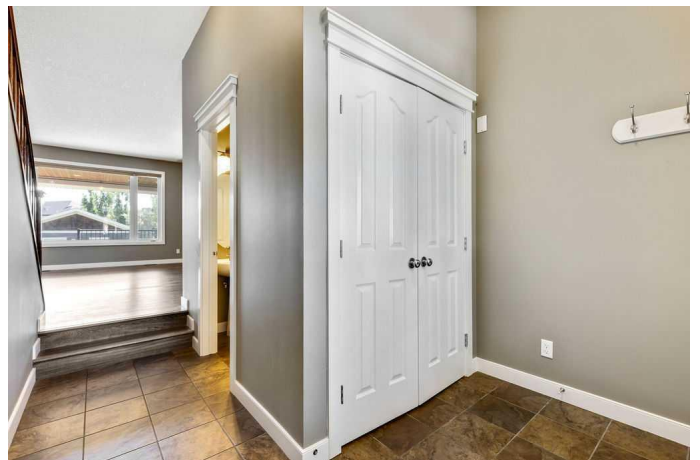
\$849,900

3 Bedroom, 4.00 Bathroom, 2,106 sqft

Residential on 0.17 Acres

Westridge, Okotoks, Alberta

First Time on the Market – Exceptional Family Home on One of the Largest Lots in the Neighbourhood! Welcome to this rare opportunity to own a beautifully maintained and thoughtfully upgraded home, offered for sale for the very first time. Situated on the largest lot on the street and the second largest in the entire neighbourhood, this property is a true standout—perfect for families who value space, privacy, and outdoor living. The fully fenced backyard is a private retreat, featuring a stamped concrete patio and sidewalk, concrete landscape curbing and a covered rear deck ideal for warm summer evenings, and a full irrigation system to keep everything lush and green. The double detached garage is a big bonus offering plenty of space for all your hobbies. The lot is so big there is even room for RV parking! Last but certainly not least the upgraded Hardie siding add to both the curb appeal and functionality of this incredible home - and that's just the outside! Inside, you'll find 3 bedrooms and 3.5 bathrooms across a smart, open-concept layout. The main level features a beautifully updated kitchen with quartz counters and quality finishes, a spacious dining area, and a cozy living room with a fireplace flanked by custom built-ins—perfect for hosting family or friends. Upstairs, west facing bonus room has double doors that opens out onto a balcony over the garage providing a peaceful spot to catch the evening sun. The primary bedroom is a true retreat with a walk-in closet and a



spa-like ensuite featuring granite countertops, a soaker tub, and a separate shower. Two additional well-sized bedrooms and a full bath complete the upper floor, all finished with brand new carpet for a fresh and comfortable feel.. The fully finished basement offers excellent versatility, with a large multifunctional rec room, a third full bathroom, and plenty of space for games, movies, or a home gym. Additional highlights include central air conditioning, radon remediation, and a water softenerâ€”ensuring comfort and convenience all year round. This home truly has it all: space, upgrades, a prime lot, and a location that canâ€™t be beat. Donâ€™t miss your chance to be the next proud owner of this exceptional property. Book your private showing today!

Built in 2010

Essential Information

MLS® #	A2233435
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,106
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	27 Westridge Way
Subdivision	Westridge
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S0K1

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Attached, Double Garage Detached, Garage Door Opener, Parking Pad
# of Garages	4

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Treed, Underground Sprinklers, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 30th, 2025
Days on Market	28
Zoning	TN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.