

# \$460,000 - 1305, 200 Southridge Drive, Okotoks

MLS® #A2267158

**\$460,000**

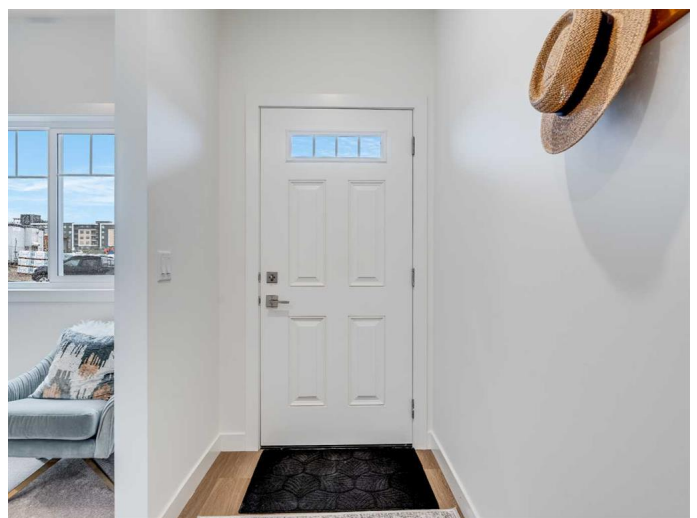
2 Bedroom, 3.00 Bathroom, 1,292 sqft  
Residential on 0.02 Acres

Westmount\_OK, Okotoks, Alberta

Step into a life of style and ease with this gorgeous, three-story townhome nestled in the highly sought-after Westmount, Okotoks community. Built by the trusted team at Slokker Homes, this property is your launchpad for modern living in a prime, family-friendly location. The bright, open-concept main floor is designed for seamless entertaining. You'll love the airy feel created by soaring knockdown ceilings and the flow of the durable vinyl plank flooring. The kitchen is a true showstopper: Quartz counters, high-end stainless steel appliances and chic, two-tone cabinetry with soft-close drawers. Upstairs, you'll find two generous bedrooms, including the relaxing primary suite with its own full ensuite bathroom. A well-placed laundry area on this level makes laundry a breeze. Location is everything, and this one delivers! Enjoy the security and convenience of an attached garage plus an EXTRA TITLED parking stall!. Your prime Westmount spot puts you steps from the Daily errands and weekend fun are simple with the Westmount Centre retail hub—offering essential shopping, dining, and services—just minutes away. This home beautifully blends sophistication, comfort, and unbeatable location, providing the perfect base for your vibrant life in the foothills.

Built in 2026

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2267158      |
| Price          | \$460,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,292         |
| Acres          | 0.02          |
| Year Built     | 2026          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1305, 200 Southridge Drive |
| Subdivision | Westmount_OK               |
| City        | Okotoks                    |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1S 0B2                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking       |
| Parking Spaces | 2                                     |
| Parking        | Single Garage Attached, Stall, Titled |
| # of Garages   | 1                                     |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                             |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | None                                                                                                                       |
| Basement          | None                                                                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Lighting, Private Entrance |
|-------------------|-------------------------------------|

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Lot Description | City Lot, Landscaped, Lawn, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                       |
| Construction    | Vinyl Siding, Wood Frame                              |
| Foundation      | Slab                                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 6                  |
| Zoning         | GC                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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