

# \$765,000 - 25 Westridge Way, Okotoks

MLS® #A2197796

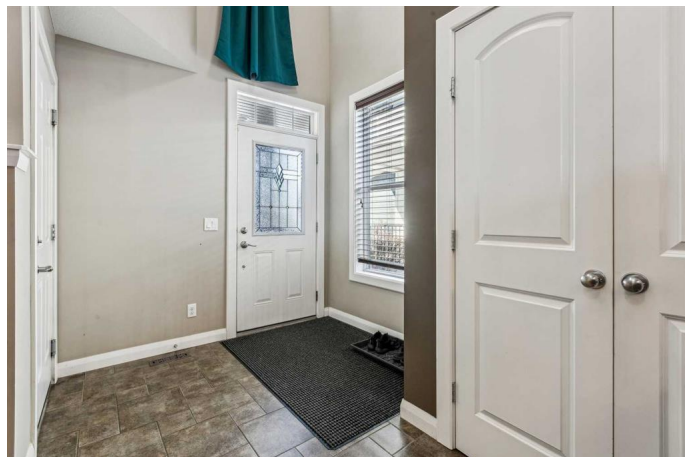
**\$765,000**

4 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.16 Acres

Westridge, Okotoks, Alberta

Introducing an exceptional opportunity to own a luxurious bi-level home in the highly sought-after community of Westridge, Okotoks. Built by the renowned Broadview Homes, this meticulously maintained residence at 25 Westridge Way is the perfect blend of elegance, functionality, and comfort. As you step into the home, youâ€™ll immediately notice the abundance of natural light pouring in through large windows in the welcoming foyer, creating a bright and airy atmosphere. The main level showcases exquisite hardwood flooring and soaring ceilings, providing a sense of openness throughout. The spacious dining area flows seamlessly into the heart of the home â€“ a beautifully designed kitchen that is both stylish and practical, making it an ideal space for hosting family and friends. A cozy tucked-away living room, complete with a gas fireplace, offers a tranquil spot to relax and unwind, while the convenient access to the expansive deck invites you to enjoy outdoor living at its best. The main floor features 2 generously sized bedrooms and a well-appointed full bathroom, providing the perfect balance of privacy and functionality. A few steps up lead you to a fantastic multi-purpose nook space, complete with a built-in desk, ideal for those working or studying from home. Adjacent, the Primary retreat awaitsâ€“a private sanctuary featuring a cozy fireplace, a lavish 5-piece ensuite, and a walk-in closet equipped with custom organizers to maximize storage.



Downstairs, the fully finished basement offers even more living space, including a fourth bedroom, a full bathroom, a laundry room, and ample storage. The highlight of the lower level is the expansive family room, with a second gas fireplace, a wet bar, mini beverage cooler and built-in sound wiring, making it the perfect spot for movie nights, entertaining, or simply relaxing. The layout is flexible, offering enough space to divide it into additional zones to suit your needs. Step outside to your private, professionally landscaped backyard—years of care and attention have gone into creating this outdoor oasis. The multi-tiered deck with a stylish pergola offers a cozy setting to enjoy warm summer evenings, while the meticulously maintained yard provides a peaceful retreat. Plus, this home is fully RV-accessible, ensuring convenience for outdoor enthusiasts. Located just minutes from top-rated schools, shopping, dining, and recreational amenities, this home truly offers everything you could need. Don't miss your chance to own this exquisite property. Schedule your private showing today and make 25 Westridge Way your new dream home!

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2197796    |
| Price          | \$765,000   |
| 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, RV Access/Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Off Street |
| # of Garages   | 2                                                                                                                                         |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Wet Bar |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Bar Fridge, Garage Control(s), Gas Range, Humidifier          |
| 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   | Front Yard, Back Lane, City Lot |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 21st, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 21  |
| Zoning         | R-1 |

## **Listing Details**

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

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