

\$765,000 - 7 Westridge Green, Okotoks

MLS® #A2249328

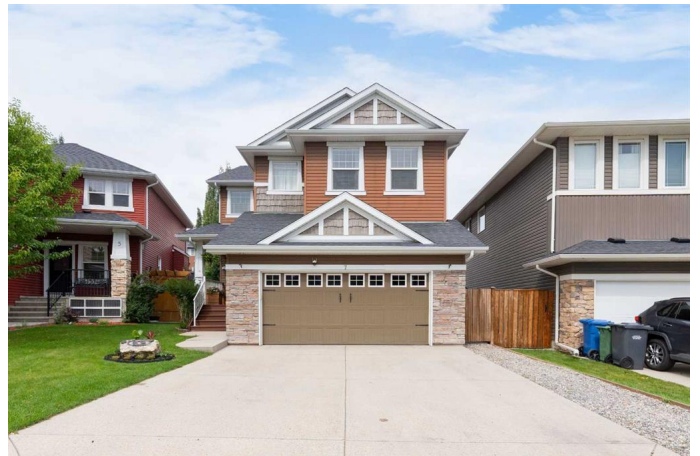
\$765,000

4 Bedroom, 4.00 Bathroom, 2,410 sqft

Residential on 0.11 Acres

Westridge, Okotoks, Alberta

Discover This Impressive 3 + 1 Bedroom Home in Westridge, Okotoks! Explore this stunning home situated in the highly desirable Westridge community. With air conditioning and **3,432 sq ft** of living space, this residence features a recreational room complete with a bar, main floor office, a bonus room on the upper level. This property is conveniently located just steps away from pathway access, perfect for walking and biking enthusiasts. The west-facing, fully fenced backyard is ideal for entertaining guests. Upon entering, you are welcomed by a spacious foyer with a built-in bench. You'll immediately notice the beautiful new engineered hardwood flooring, **9-foot ceilings**, and large windows that fill the space with natural light. The expansive living room with gas fireplace, kitchen, and dining area are designed for comfort and style. The roomy kitchen offers ample cupboard and counter space, along with upgraded stainless steel appliances, including a gas stove. The bright and airy dining room provides access to the west-facing 2 tiered deck. A standout feature of this home is the walk-through pantry that connects to the mudroom, leading to the double attached heated garage. The pantry includes a wall of cupboards for all your storage needs, while the mudroom features built-in benches and hooks for hanging coats. Completing the main level are a convenient office and a half bath. **UPPER LEVEL HIGHLIGHTS** The upper floor boasts a



spacious primary bedroom with a wall mounted electric fireplace, generous walk-in closet and a **5-piece ensuite**. There are two additional bedrooms and a 4-piece bath. A roomy bonus area with a stylish electric wall heater and close at hand is the laundry room.

LOWER LEVEL HIGHLIGHTS! The lower level is perfect for gatherings, featuring a large recreation room, a bar equipped with a bar fridge, beer fridge, and wine fridge, fourth bedroom and a 3-piece bath with a sauna. An extra spacious utility room for abundant storage is included. This home not only offers great curb appeal but is also conveniently located near shopping, restaurants, schools, and more. Donâ€™t miss the opportunity to own this beautifully maintained family home, which boasts numerous thoughtful upgrades, including: New engineered flooring throughout the main floor, Updated paneling on the counters (2024) New dishwasher and kitchen fridge (2024), Gas stove (2023), Garage heater installed (2021), 80-gallon water tank, Ducts cleaned six months ago, Annual furnace service, Pergola built over BBQ (2022), Upgraded gas fireplace (living room) with a new fan, motor, and autopilot system, New Bluetooth-compatible thermostat. DON'T MISS OUT. Schedule your showing today!

Built in 2011

Essential Information

MLS® #	A2249328
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,410
Acres	0.11

Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7 Westridge Green
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Double Vanity, Granite Counters, Sauna, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Great Room, Living Room, Mantle, Master Bedroom
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 16th, 2025
Days on Market 81
Zoning TN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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.