

432, 50 Westland Road
Okotoks, Alberta

MLS # A2244509



\$375,000

Division:	Westridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 304
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NA

Welcome to this beautifully maintained upper-level townhome in the desirable community of Westridge in Okotoks, just 15 minutes from Calgary. This pet-friendly home includes two parking stalls, a fenced yard, offers low-maintenance living, and is priced to sell, making it ideal for first-time buyers. With over 1,100 sq ft of thoughtfully designed space, this home features two spacious primary bedrooms, (ideal for a roommate) each with its own private ensuite, plus a convenient half bath on the main floor. The bright, open-concept layout includes quartz countertops throughout, a black granite kitchen sink, matte black hardware and lighting, and a cozy fireplace in the living room. The kitchen is both stylish and functional, with a large island, stainless steel appliances, and a pantry. Recent upgrades include a new hot water tank and water softener (installed Fall 2024), and a brand-new washer and dryer (Spring 2025), offering peace of mind and added value. One of the standout features is the massive powered in-unit storage loft (13'10" x 14'10"), providing rare and incredibly practical space for all your storage needs (view this space in the 3D tour). The fully fenced backyard includes a concrete patio and gas hookup, ideal for outdoor dining and entertaining. This well-managed complex also offers low condo fees that cover water, sewersnow removal, and landscaping (they even mow your backyard), plus plenty of visitor and street parking. Located close to schools, parks, shopping, and walking paths, this home offers exceptional value in a fantastic location.