

\$375,000 - 302, 50 Westland Road, Okotoks

MLS® #A2213245

\$375,000

3 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

Westridge, Okotoks, Alberta

OPEN HOUSE SUNDAY JUNE 8 1:30-3:30

pm . BIG PRICE REDUCTION FROM

\$389,000.00 to \$375,000 MOTIVATED

SELLERS . EXCELLENT 3 Bed, 2.5 Bath

END UNIT Townhome in a QUIET Complex!

Welcome to this beautifully well maintained end unit townhome offering 3 bedrooms, 2.5 bathrooms, and an oversized single attached garage that occupies most of the ground levelâ€”perfect for extra storage or a workshop area. Step up to the bright and open main

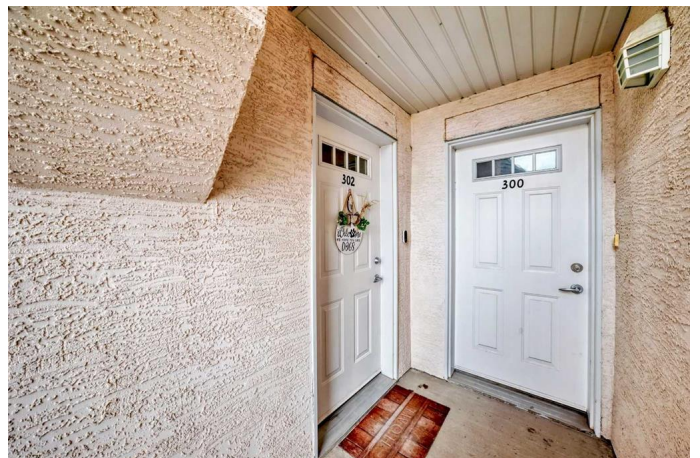
floor, featuring newer laminate flooring and knockdown ceilings for a fresh, modern touch. The fantastic kitchen includes crisp white

cabinetry, stainless steel appliances, a central island with an extended stool bar, and a convenient pantryâ€”ideal for any home chef! Enjoy meals in the generous dining area,

offering plenty of room for a large table, and relax in the spacious great room filled with natural light. A private 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom comes with easy access to a 3-piece bath with a corner shower. You'll also find two bedrooms, another full

4-piece bathroom, and convenient upper-level laundryâ€”no more hauling laundry up and down stairs! Step out onto the big main floor balcony with a gas line hookup for your BBQâ€”perfect for summer grilling. This quiet, well-kept complex is the perfect place to call home!

Built in 2004



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2213245 |
| Price | \$375,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,201 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 302, 50 Westland Road |
| Subdivision | Westridge |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S2G4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Utilities | None |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Balcony |
| Lot Description | Views |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 19th, 2025 |
| Days on Market | 70 |
| Zoning | NC |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.