



THE
A-TEAM

**RE/MAX
FIRST**

50 WESTLAND Road #208, Okotoks T0L 1T4

MLS® #: **A2120943**

Area: **Westridge**

Listing Date: **04/09/24**

List Price: **\$385,000**

Status: **Active**

County: **Foothills County**

Change: **-\$15k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Okotoks**
Year Built: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,255**
Low Sqft:
Ttl Sqft: **1,255**

Access:

Lot Feat:

Park Feat:

Landscaped, Many Trees

Covered, Oversized, Single Garage Attached

DOM

40

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 13`8"
Kitchen	Main	6`0" x 12`6"
Bedroom - Primary	Upper	13`0" x 12`4"
Bedroom	Upper	11`0" x 9`0"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	11`9" x 13`10"
Furnace/Utility Room	Main	6`9" x 3`10"
Bedroom	Upper	10`7" x 10`6"
2pc Bathroom	Main	
3pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:
\$469

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **0412047**

Remarks

Pub Rmks: *****OPEN HOUSES: Tuesday May 14 and Thursday May 16th from 5pm to 7:30pm *** Beautiful move-in ready, 2 storey unit with 2 south facing balconies, 3 bedrooms, 2.5 bathrooms and loads of upgrades! Ideally located within walking distance to schools, groceries, parks, great restaurants and every amenity! Then come home to a quiet sanctuary. Pull right into your oversized garage that directly leads to the foyer. Enjoy the extra benefit of a driveway for extra parking for yourself or guests. The updates are extensive including a new hot water tank (2022), a new microwave (2022), new flooring, carpet and appliances (2017) and much more! The open concept main floor is spacious and bright with great connectivity and an abundance of natural light. Sit back and relax in front of the gas fireplace in the inviting living room. Centring the open floor plan is the dining room, perfect for entertaining. Culinary pursuits are inspired in the well laid out kitchen featuring stainless steel appliances, lots of cabinet space and a centre island with a breakfast bar. Adjacently, the expansive balcony (one of two!) entices summer barbeques and time spent unwinding soaking up the sunny south exposure. Conveniently a powder room completes this level. Retreat at the end of the day to the primary bedroom on the upper level - a true owner's sanctuary thanks to the private 4-piece ensuite and large walk-in closet. Both additional bedrooms are good sized, sharing the second full bathroom. No neighbours above ensure peace and quiet! Also on this level is the upper balcony for even more outdoor living. A handy laundry room on the bedroom level means no more hauling loads up and down the stairs! For an added bonus, this well run complex is pet-friendly on board approval! This incredible location is close to everything schools, parks and amenities. Just a 15 minute walk from the Sheep River allows you to connect with nature and watch wildlife while strolling along the extensive river pathway. Endless more recreation opportunities are just a 7 minute drive to the always popular recreation centre boasting a fitness centre, swimming pool, ice skating, spray park, skate park and much more. Don't miss your chance to live a maintenance-free lifestyle in an unsurpassable location, close to everything!**

Inclusions:
Property Listed By: **Second refrigerator
First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







