



THE
A-TEAM

**RE/MAX
FIRST**

23 WESTRIDGE Way, Okotoks T1S 0K1

MLS® #: **A2125121**

Area: **Westridge**

Listing Date: **04/26/24**

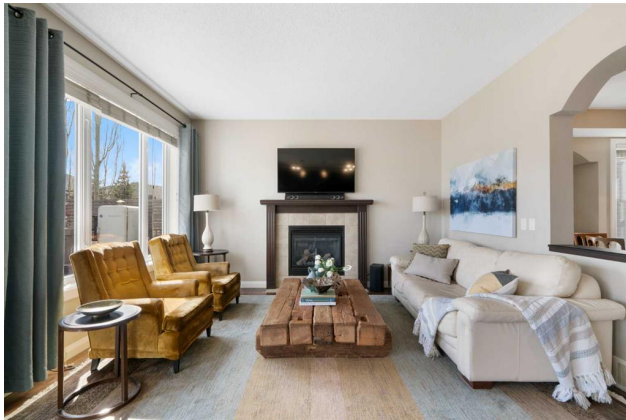
List Price: **\$750,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **2,533**

Low Sqft:

Ttl Sqft: **2,533**

Lot Information

Lot Sz Ar: **5,593 sqft**

Lot Shape:

DOM

23

Layout

Beds: **6 (4 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot**

Park Feat: **220 Volt Wiring,Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard,Storage**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Hardwood,Linoleum,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Window Coverings**

Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`10" x 12`7"	Living Room	Main	16`1" x 13`5"
Dining Room	Main	12`10" x 10`7"	Kitchen	Main	10`11" x 14`6"
Breakfast Nook	Main	10`0" x 5`1"	Den	Main	10`9" x 9`5"
2pc Bathroom	Main		Bonus Room	Second	21`1" x 15`6"
Bedroom - Primary	Second	14`4" x 14`9"	Bedroom	Second	11`4" x 10`0"
Bedroom	Second	10`9" x 12`3"	Bedroom	Second	12`3" x 10`0"
4pc Bathroom	Second		5pc Ensuite bath	Second	

Bedroom
Other
Furnace/Utility Room
3pc Bathroom

Basement
Basement
Basement
Basement

10`8" x 12`11"
6`1" x 5`4"
11`6" x 16`1"

Game Room
Bedroom
Storage

Basement
Basement
Basement

20`10" x 11`3"
14`9" x 18`0"
4`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0810906

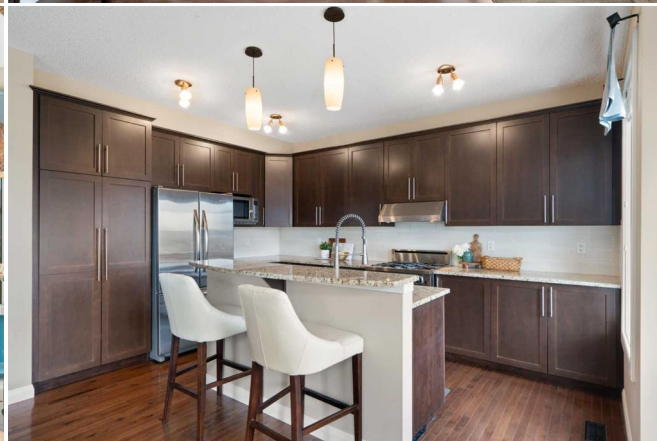
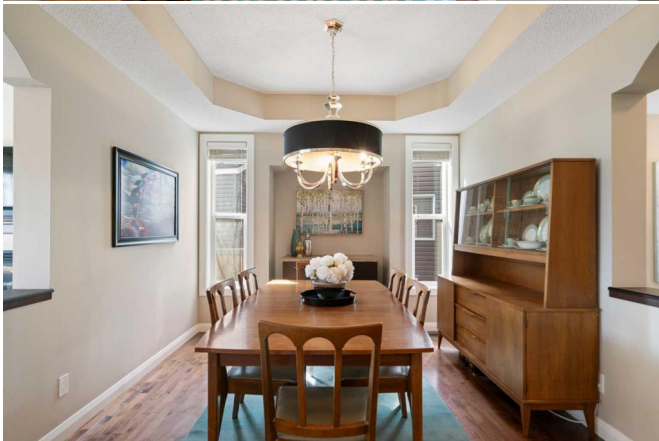
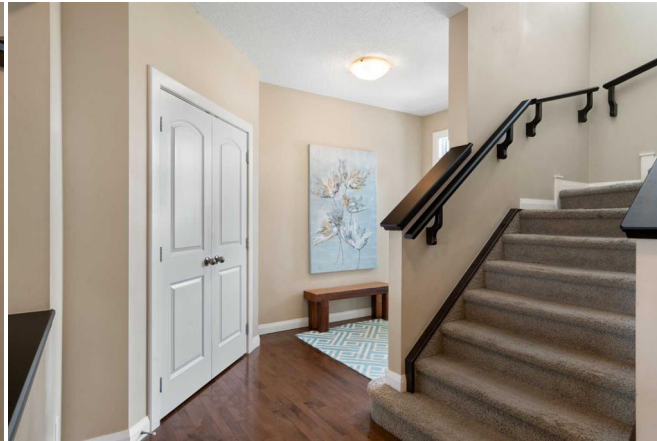
Remarks

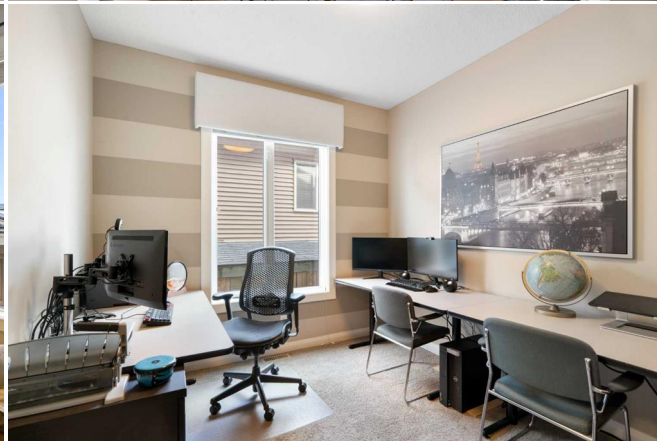
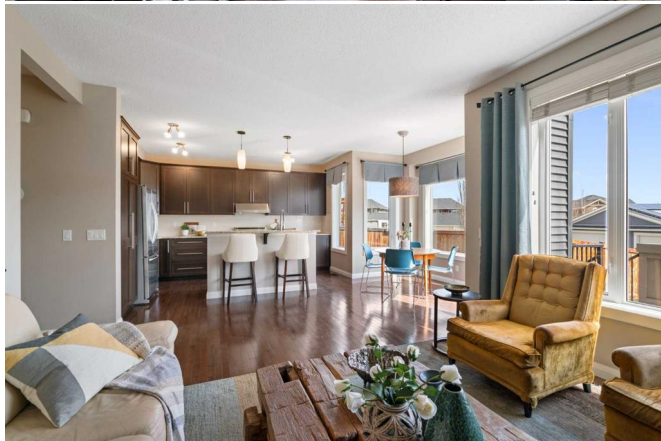
Pub Rmks: Nestled in the community of Westridge in Okotoks, this detached home merges exquisite luxury with expansive living. Spanning over 3,600 sqft, the property boasts a well-thought-out layout featuring 6 bedrooms, with 4 located on the upper level. Step inside to discover an inviting ambiance, accentuated by abundant natural light and elegant hardwood flooring that flows throughout the main floor. At the heart of this residence is a chef's kitchen, outfitted with granite countertops, high-end stainless steel appliances with a commercial-style gas range, and tons of cabinetry storage, making it a dream space for culinary exploration and entertainment. The adjoining living area, with its cozy gas fireplace, offers a serene haven for relaxation and quality family time. The main floor features a dedicated office space, perfect for your home office or a music room, alongside a formal dining room designed for hosting unforgettable gatherings. Upstairs you'll find a spacious bonus room with tall cathedral ceilings, plus upstairs laundry alongside your 4 spacious bedrooms. The developed basement is a true highlight, featuring 2 additional bedrooms (one being used as a hobby room with a deep walk in closet), and a dedicated movie theatre space complete with a wet bar and a full bathroom, adding a convenience for entertaining. The double attached garage with 220V power for welding and woodworking tools, and provides secure parking and additional storage. The private fenced backyard offers a tranquil retreat, complete with RV parking for additional vehicles. Close proximity to amenities such as parks, schools (Westmount School), shopping, dining and recreational facilities. 23 Westridge Way isn't just a house—it's a place to call home, where every detail underscores quality and style.

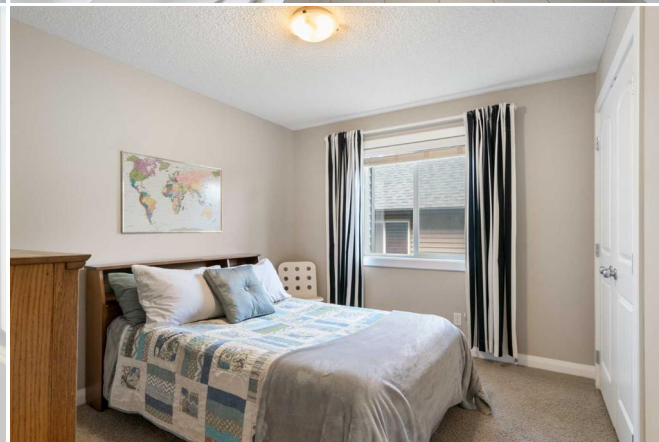
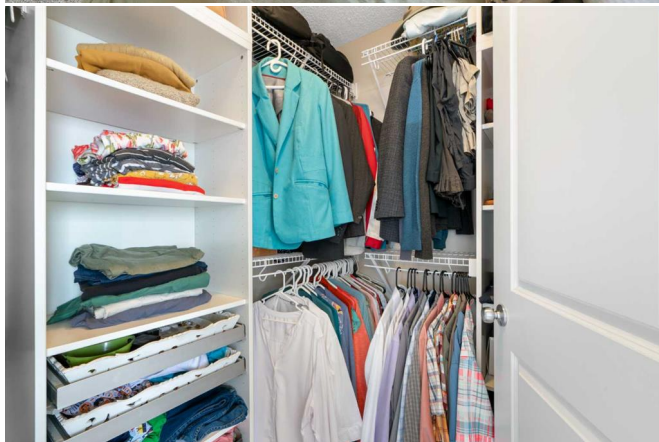
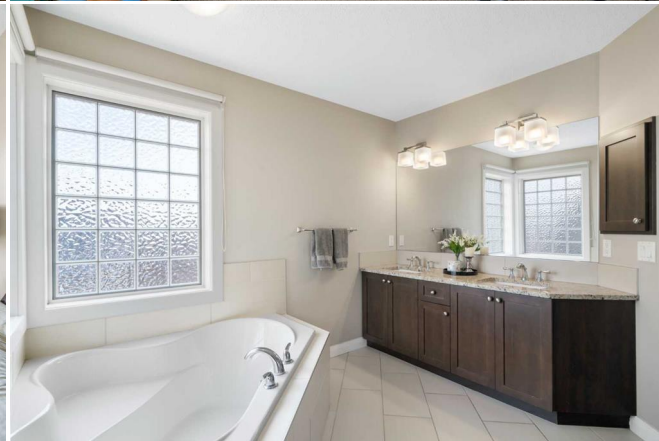
Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

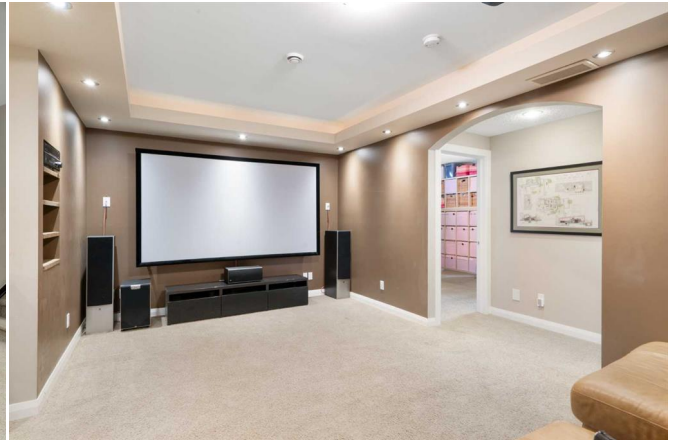
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













Main Building: Total Exterior Area Above Grade 2533.90 sq ft

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While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20240402

