

50 WESTLAND Road #408, Okotoks T1S 2G4

Utilities:

MLS®#: **A2156904** Area: **Westridge** Listing **08/12/24** List Price: **\$369,900**

Status: Active County: Foothills County Change: -\$5k, 30-Oct Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Okotoks

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Year Built: 2014
Lot Information

Lot Sz Ar: **11,926 sqft** Ttl Sqft: Lot Shape:

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Access:

Lot Feat: Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped

Finished Floor Area

1,196

1,196

Abv Saft:

Low Sqft:

DOM

100

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

50

2.5 (2 1)

2 Storey

Park Feat: Stall

Utilities and Features

Flooring:

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Composite Siding, Wood Frame

Sewer:

Ext Feat: BBQ gas line Carpet,Laminate Water Source: Fnd/Bsmt:

Poured Concrete
Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Windows

Int Feat: Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows

Room Information

ROOM INTON

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 10`2" x 14`10" **Dining Room** Main 10`2" x 10`0" Kitchen Main 11`6" x 12`7" 2pc Bathroom Main 3`3" x 6`11" Furnace/Utility Room Main 6`3" x 6`3" **Bedroom - Primary** Upper 19`0" x 14`1" 4pc Ensuite bath Upper 5'0" x 8'0" Bedroom Upper 11`5" x 14`1" 3pc Ensuite bath Upper 6`0" x 7`0" Laundry 3`6" x 2`11" Upper

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$289 Fee Simple NC

Fee Freq: Monthly

Legal Desc: **1511811**

Remarks

Pub Rmks:

UPGRADED TO LAMINATE & QUARTZ ON THE MAIN FLOOR! Here is an amazing opportunity for first time buyers, investors or empty nesters to get into a fantastic new development built by the highly reputable Avalon Master Builder. With 1160 square feet, this Ambrosia floor plan has proved to be a very popular and boasts an open concept main floor with living room, kitchen, dining area and 2 piece ensuite. Upstairs you will find 2 large bedrooms each with their own 4 piece ensuite as well as the conveniently located laundry. An additional feature that has had rave reviews is the huge storage space in the attic accessed by a drop down ladder. The unit also comes with two outdoor parking stalls! Built with energy efficiency in mind, the result is low condo fees & utility costs. This complex is also pet friendly, comes with a fence & has ANHW! Located close to schools, restaurants, shopping & so much more.

Inclusions: None
Property Listed By: Charles

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







