



THE
A-TEAM

**RE/MAX
FIRST**

19 WESTLAND Gate, Okotoks T1S1N1

MLS®#: **A2165204** Area: **Westmount_OK** Listing Date: **09/18/24** List Price: **\$599,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **1997** Abv Sqft: **1,301**
Lot Information Low Sqft:
 Lot Sz Ar: **6,360 sqft** Ttl Sqft: **1,301**
 Lot Shape:

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`8" x 7`5"	4pc Ensuite bath	Main	7`4" x 4`10"
Bedroom	Main	12`5" x 11`1"	Bedroom	Main	12`5" x 9`6"
Dining Room	Main	13`4" x 10`10"	Kitchen	Main	13`3" x 8`11"
Living Room	Main	18`10" x 12`0"	Laundry	Main	13`9" x 5`1"
Bedroom - Primary	Main	13`5" x 10`11"	4pc Bathroom	Basement	8`10" x 7`10"
Bedroom	Basement	14`8" x 11`2"	Bedroom	Basement	8`5" x 10`6"
Game Room	Basement	29`4" x 30`11"	Storage	Basement	4`7" x 4`5"

Furnace/Utility Room

Basement

7' 6" x 6' 9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9711915

Zoning:

TN

Remarks

Pub Rmks:

Looking for the perfect family home in the heart of Okotoks? This charming 5-bedroom bi-level in Westridge has all the space you need (and maybe a little extra for all your stuff). With over 2,400 sq. ft. of developed living area, this well-loved home is bright, open, and move-in ready. The kitchen is ready for action, with a handy island for quick snacks or family chats, and it flows right into the dining area that opens to a big ol' back deck—composite, so you don't have to worry about maintenance. Perfect for BBQs or just soaking up the sun. The living room comes with a cozy gas fireplace and those lovely vaulted ceilings that make everything feel just a bit grander. The primary bedroom is spacious, with a walk-in closet and a 4-piece ensuite, and two more bedrooms on the main floor mean everyone gets their own space (no fighting over closets here). Plus, there's main-floor laundry—because who wants to lug baskets up and down stairs? Downstairs, you've got big windows that keep the lower level bright. The family room has another fireplace (because one is never enough), and there's space for a workout area—whether you're lifting weights or doing yoga, you've got room to move. Two more bedrooms and a 4-piece bath round out the basement, making it great for guests or your growing crew. Now, let's talk about that garage. It's a large double, with blown insulation in the attic to keep things cozy year-round, 220V power for all your tools or projects, and there's loads of room for not just your vehicles but also your toys, and maybe even that project you've been working on. The back gate has two swing-out doors for super easy RV parking, so no more tricky maneuvers! And there's plenty of space in the yard for a fire pit—perfect for those warm summer nights under the stars. The roof is just 6 years old, and the attic is newly insulated, so you're all set for energy efficiency. The fully fenced yard is beautifully landscaped and ready for fun. This place is close to everything—schools, parks, shopping—you name it. If you've been looking for a home that has it all, here it is!

Inclusions:

Property Listed By:

n/a

KIC Realty

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









