



THE
A-TEAM

**RE/MAX
FIRST**

7 WESTLAND Road #9, Okotoks T1S1Z1

MLS® #: **A2174657** Area: **Westridge** Listing Date: **10/25/24** List Price: **\$325,000**
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Okotoks**
Year Built: **1992**
Lot Information
Lot Sz Ar: **953 sqft**
Lot Shape: **Finished Floor Area**
Abv Sqft: **1,152**
Low Sqft: **1,152**
Ttl Sqft: **1,152**

DOM

27
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

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

Access:
Lot Feat: **Few Trees,Lawn**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**
Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),High Ceilings,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 12`10"	Kitchen	Second	9`11" x 7`11"
Dining Room	Second	13`5" x 11`2"	Bedroom	Third	14`7" x 9`11"
Bedroom - Primary	Third	16`11" x 9`11"	4pc Bathroom	Third	0`0" x 0`0"
3pc Ensuite bath	Third	0`0" x 0`0"	2pc Bathroom	Second	0`0" x 0`0"
Laundry	Third	2`10" x 5`11"			

Legal/Tax/Financial

Condo Fee:
\$465

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **9310750**

Remarks

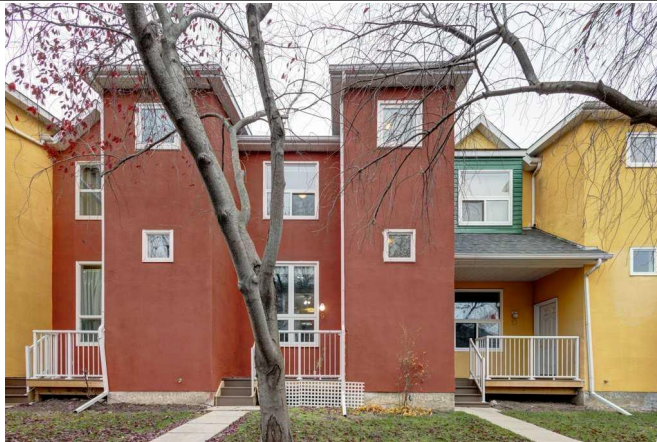
Pub Rmks:

Welcome to this bright and beautiful unit in the highly sought after Green Park Gables in the heart of Okotoks. This well designed 4 level split home has soaring ceilings on the main level with natural light flooding into the living room from the large southeast facing windows. Overlooking the living room is a large "eat in" kitchen which has been tastefully updated with stainless steel appliances and vinyl plank flooring. Just off the kitchen is a conveniently located 2piece powder room and a few more steps will take you out the back door to your ground level patio and bbq area. This is one of the very few 2 bed units in the development that features a primary bedroom with its own dedicated 3 piece en suite bath and walk in closet. A large second bedroom, 4 piece main bathroom and a conveniently located laundry area complete this fantastic upper level. The basement is unspoiled and ready for your finishing touches. This interior unit is in one of the best locations in the complex resulting in a beautiful west facing semi private patio and small yard for the owners to enjoy. This unit also includes a separately titled detached single garage with access to plenty of street parking for a second vehicle. This unit and complex has seen many updates over the past few years with newer window, furnace, paint and extensive exterior updates. Located right in the heart of Okotoks, you will have easy access to schools, parks and the Sheep River pathway system. Enjoy the quick walk to all of the wonderful shops and restaurants offered by Okotoks vibrant downtown core. This amazing unit offers a great opportunity and great value to the next lucky owner. Check out the virtual tour today and then come and see it for yourself!

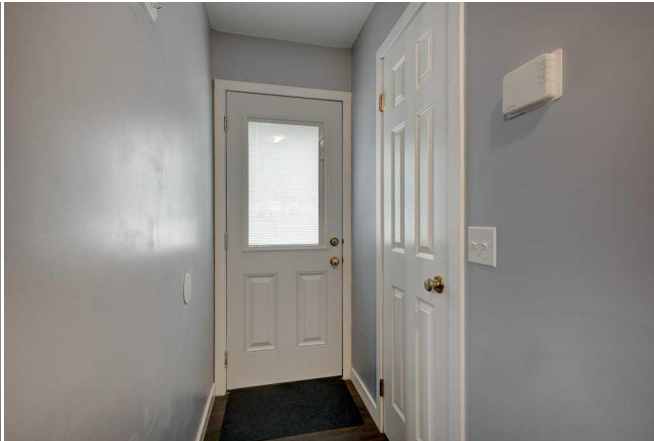
Inclusions:
Property Listed By:

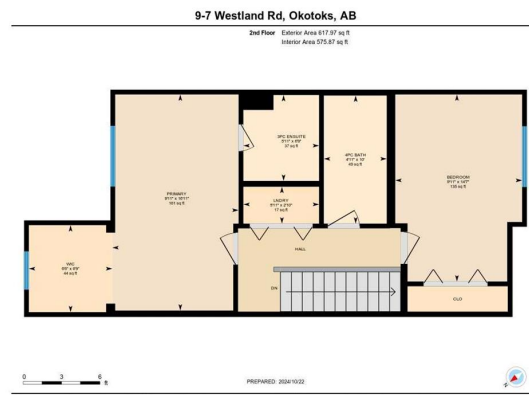
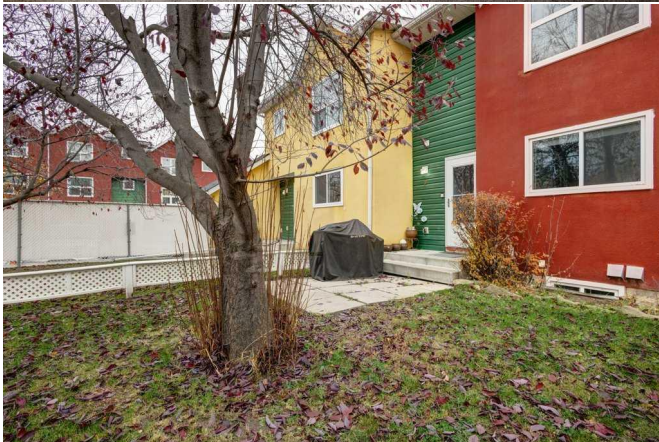
NA
CIR Realty

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

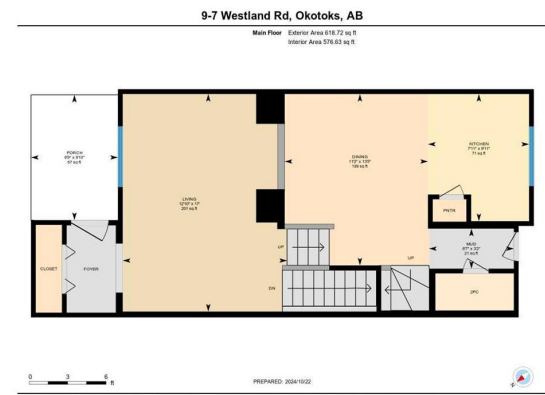








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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9-7 Westland Rd, Okotoks, AB

Basement (Below Grade) Exterior Area 649.38 sq ft
Interior Area 555.82 sq ft



PREPARED: 2024/10/22



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