



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 WESTLAND Road #38, Okotoks T1S 1Z1**

MLS®#: **A2177033**

Area: **Westridge**

Listing Date: **11/12/24**

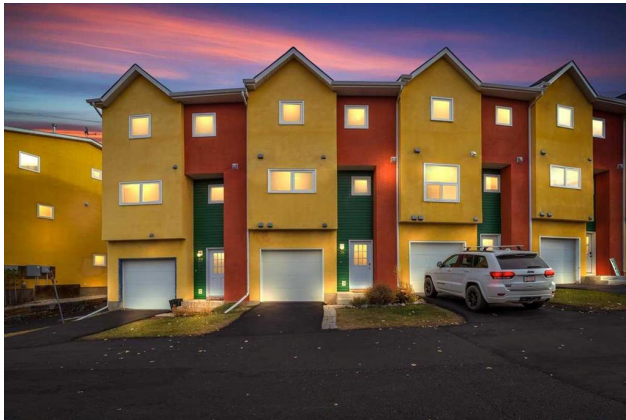
List Price: **\$340,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Okotoks**  
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,315**

Low Sqft:

Ttl Sqft: **1,315**

Lot Information

Lot Sz Ar: **778 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn**  
Park Feat: **Garage Door Opener,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,No Smoking Home,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 14`1"	Kitchen	Second	10`4" x 8`6"
Dining Room	Second	17`9" x 16`10"	2pc Bathroom	Second	5`4" x 5`2"
Laundry	Second	6`1" x 2`7"	Bedroom - Primary	Third	12`9" x 10`7"
4pc Ensuite bath	Third	7`7" x 5`9"	Bedroom	Third	15`9" x 9`2"
Bedroom	Level 4	11`11" x 9`4"	4pc Bathroom	Level 4	7`10" x 5`1"
Entrance	Lower	16`5" x 6`9"			

Legal/Tax/Financial

Condo Fee:  
**\$306**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**NC**

Legal Desc: **9310750**

Remarks

Pub Rmks: **~ HOME OWNERSHIP IS WITHIN YOUR GRASP and all of the 'Big Ticket Items' have been taken care of including a new High Efficiency Furnace & Hot Water Tank (2023), new Exterior Doors (2023 & 2024) & all Windows have been replaced ~ This home was built in the last phase of Green Park Gables and has 'NO POLY-B PLUMBING' ... providing an EXTRA LEVEL OF ASSURANCE to the new home owner ~ This VERY FUNCTIONAL FLOORPLAN works great for a family and features Three Bedrooms & Two 4-Piece Bathrooms Up; including a Primary Bedroom with it's own Private Ensuite ~ The Kitchen features GRANITE COUNTERTOPS and a HUGE WINDOW, letting the sunshine pour in ~ 1/2 Bath with Washer & Dryer (2022) are conveniently located on this floor also ~ The Extra Large Dining Area has room for a HUGE FAMILY TABLE; with an opening to the huge VAULTED LIVING ROOM & VIEWS TO THE GREENSPACE behind the property ~ The Living Room features a DRAMATICALLY HIGH CEILING with access to the PRIVATE DECK overlooking a Huge Greenspace ~ Home has been VERY WELL CARED FOR, is FRESHLY PAINTED & IMMACULATELY CLEAN ~ Unfinished basement has great development potential and currently functions as great extra storage ... even features a working sink ~ SINGLE ATTACHED GARAGE & DRIVEWAY allows for two vehicle parking and there is lots of street parking very close by ~ LOW PRICE TAG, LOW CONDO FEES, LOW TAXES .... LARGE LIVING!!! ~ CALL TODAY!!! ~**

Inclusions: **Shelving (Basement & Garage)**  
Property Listed By: **Century 21 Foothills Real Estate**

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



