

## 135 Westridge Close Okotoks, Alberta

**MLS # A2259804**



**\$727,000**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,020 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Combination, Slab, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Water Filtration System, Projector & Screen		

Don't Miss Out on the Opportunity to Make This Character Home Your Own! Situated in one of Okotoks' most coveted cul-de-sacs, this Westridge gem faces a picturesque park—perfect for family fun or a relaxing evening stroll. Designed with storybook charm, it captures the essence of a fairytale with steeply pitched roofs, a majestic turret, & a front porch that wraps to the side of the home, completing its timeless appeal. Flooded with character & natural light, this 2-storey residence offers over 2,930 sq. ft. of living space with 5 spacious bdrms, 3.5 bthrs, AIR CONDITIONING, & a SOUTH-facing backyard retreat featuring a 3-tiered deck. Step inside to a soaring, light-filled foyer. At the front of the home, an expansive formal dining room with a large bay window overlooks the park, while a versatile office/den—ideal for the inspired artist or home professional—also enjoys views of the majestic park. At the back of the home, the open-concept design seamlessly connects the kitchen & living area, where a cozy fireplace creates the perfect gathering place for family & friends. The kitchen is framed by its own bay windows overlooking the sun-drenched backyard, mirroring the front dining room bay window & filling both spaces with charm & natural light. It also features stainless steel appliances, ample cabinetry, & generous counter space. A powder room & main-floor laundry are also conveniently located near the back entry. Upstairs, you'll find 3 generous bedrooms, a 4-piece bath, & a bonus room. Primary suite is a true retreat, highlighted by vaulted ceilings, elegant turret bay windows overlooking the park, & a 4-piece ensuite featuring HEATED FLOORING—perfectly toasty for winter—a large soaking tub, separate shower, & walk-in closet. The fully finished bsmt expands the living space with 2 additional bedrooms, a recreation rm, a newly

renovated 3-piece bath, a family rm, & plenty of storage. Step outside to your private oasis: a spacious, south-facing yard with a 3-tiered deck, gas hook-up, & mature trees&mdash;perfect for summer entertaining. Set on a LARGE SOUTH-facing lot, the home is complemented by an OVERSIZED HEATED double garage WITH ITS OWN FURNACE & WORKSHOP space. **\*\*Noteworthy Upgrades\*\***: All windows, including the basement, were replaced in Mar-25 with PlyGem triple-pane (122-year transferable warranty).The stove & microwave were updated in Aug-25 (2-year warranty) & the washer & dryer were replaced in 2023 (3 years remaining of 5-year warranty).Professionally updated plumbing &mdash; NO Poly-B! Featuring a brand-new 2024 hot water tank with a 10-year warranty, plus a 2023 water filtration system.A radon mitigation system was installed in Oct-24, providing peace of mind in an area where radon levels can run high.Furnace professionally inspected annually for added assurance.Perfectly positioned just minutes from top-rated schools, excellent amenities, & the scenic river pathway system, this home presents a rare opportunity to experience the very best of Okotoks living!