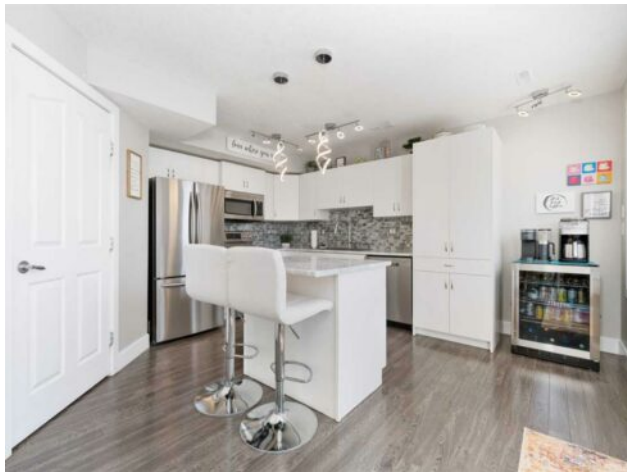


**310, 50 Westland Road
Okotoks, Alberta**

MLS # A2263510



\$375,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA		
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This one is a standout. Fully updated and meticulously cared for, this home features new flooring throughout, fresh carpet upstairs, and an updated kitchen that opens into a spacious main living area. The open-concept layout gives you great flow for entertaining, with just enough separation so you're not staring at the dishes while you unwind. Upstairs, you'll find two primary bedrooms, each with their own ensuite. The main bedroom is HUGE and comes complete with a Juliet balcony for your morning coffee or evening breeze. Step outside to your beautiful, newly resurfaced west-facing deck, perfect for soaking up the afternoon sun or hosting friends. You've also got an attached single garage, easy access to schools, shopping, and restaurants, and a condo complex that shows true pride of ownership throughout. This home shows 10 out of 10! A total gem with incredible value.