# \$325,000 - 41, 7 Westland Road, Okotoks

MLS® #A2214161

#### \$325,000

3 Bedroom, 3.00 Bathroom, 1,659 sqft Residential on 0.02 Acres

Westridge, Okotoks, Alberta

Welcome to this 3 bedroom, 2.5 bathroom townhome with garage, which is being sold "as is where is" and requires some TLC on the entrance level due to a water leak. Recent updates in this unit include windows, deck and exterior doors. This townhome features a main floor den which is perfect for those working from home, this level also has a half bath (which is in need of renovation) and a laundry with washer and dryer. On the bright and airy first floor you will love the huge living room with hardwood floor which overlooks the south facing low maintenance deck (currently under construction). There is a great kitchen with granite counters and stainless steel appliances, an eating bar and a large dining area - great for entertaining! This level also has room for an office area - perfect for keeping an eye on anyone doing their homework whilst you are in the kitchen! Upstairs are 3 spacious bedrooms, the large master has 2 closets and a 4 piece ensuite with a large vanity. The other 2 bedrooms are a good size and there is a 4 piece family bathroom completing this level. This townhome also features a single attached garage. This home requires a new furnace and repairs from the water damage on the entrance level, hence the price. This home is in a great location close to shopping, restaurants and schools. View 3D/Multi Media/Virtual Tour.



### **Essential Information**

MLS® #	A2214161
Price	\$325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,659
Acres	0.02
Year Built	2005
Туре	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

# **Community Information**

41, 7 Westland Road
Westridge
Okotoks
Foothills County
Alberta
T1S 1Z1

# Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Closet Organizers, Granite Counters, No Smoking Home, Pantry, Vinyl Windows
Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
See Remarks
None
None

### Exterior

Exterior Features Private Entrance

Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	11
Zoning	NC

### **Listing Details**

Listing Office RE/MAX First

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