

# \$335,000 - 23, 7 Westland Road, Okotoks

MLS® #A2215453

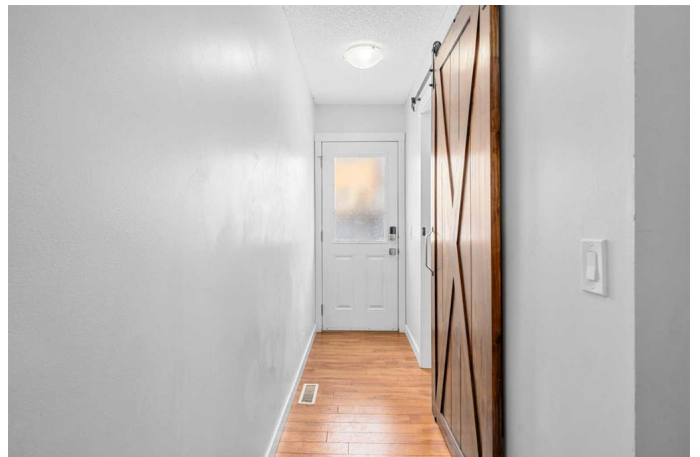
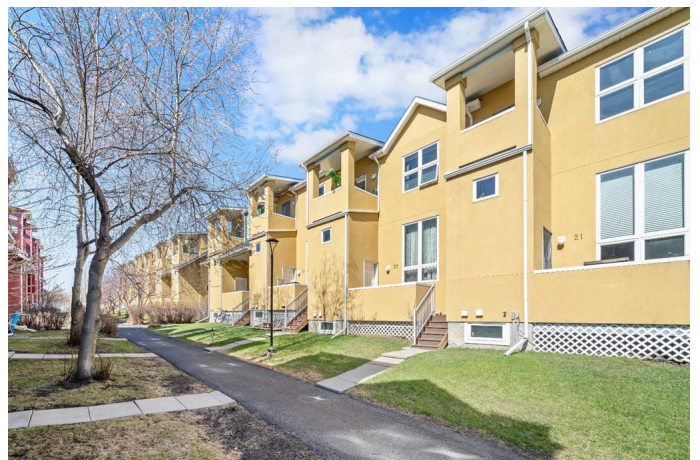
## \$335,000

2 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 0.02 Acres

Westridge, Okotoks, Alberta

Welcome to this beautifully presented fully finished townhome with over 1581 sq ft of developed space. As you enter into the home you will be impressed at how light and airy it feels and this home is perfect for anyone with allergies as there are no carpets in the home! The entrance level has a half bath, a built in coat and shoe locker. On the main floor is a massive living room with high ceilings, a perfect place to relax after a long day, there is also a loft area with ladder, awesome for a reading nook for the kids! This level has a door leading out onto the south facing deck - great for BBQs! On the next level is a white kitchen with stainless steel appliances, lots of counter space and a modern tiled backsplash. Entertain in the large dining area - great for family mealtimes! On the upper level are 2 large bedrooms, the master has a cute balcony so you can enjoy those beautiful sunsets, there is a walk through closet leading to the cheater ensuite. There is a 4 piece bathroom with large vanity with granite counter. This level has LVP flooring and did I mention the laundry is on this floor! The basement is fully finished creating a lovely family room (currently used as a bedroom) which has LVP flooring. This great townhouse has a single attached garage and a driveway with space for 1 car. This home backs onto greenspace/walking path and is conveniently located close to shopping, restaurants, schools and parks. View 3D  
[/multimedia/virtual tour.](#)



Built in 1998

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2215453      |
| Price          | \$335,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,325         |
| Acres          | 0.02          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23, 7 Westland Road |
| Subdivision | Westridge           |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 1Z1             |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Playground                                                                 |
| Parking Spaces | 2                                                                          |
| Parking        | Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                                          |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Smoking Home, Vinyl Windows                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |

Basement                      Finished, Full

**Exterior**

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

**Additional Information**

Date Listed              April 29th, 2025  
Days on Market        5  
Zoning                    NC

**Listing Details**

Listing Office            RE/MAX First

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