

\$729,000 - 36 Westridge Road, Okotoks

MLS® #A2214638

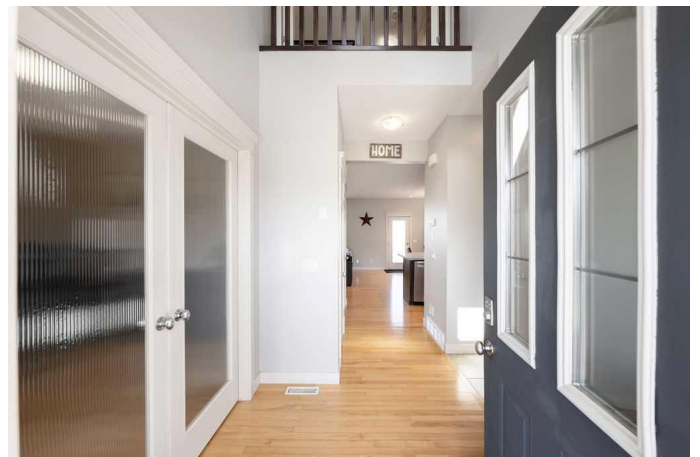
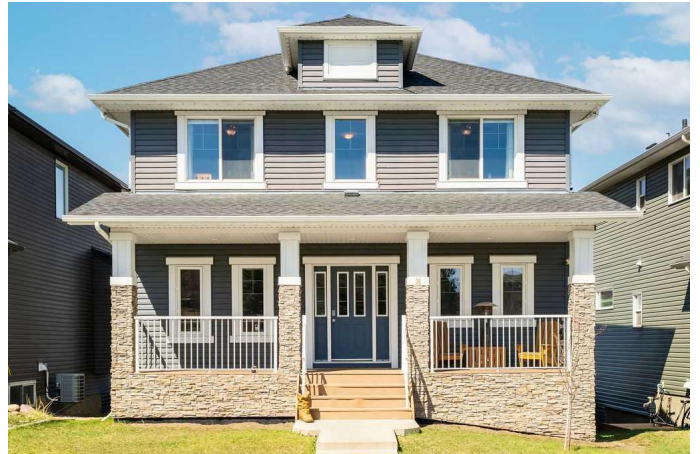
\$729,000

4 Bedroom, 4.00 Bathroom, 1,884 sqft

Residential on 0.10 Acres

Westridge, Okotoks, Alberta

INVESTOR ALERT! Welcome to this hard to come by property with a LEGAL SUITE. Tucked on a quiet street, the home offers a peaceful veranda with views of a beautiful treed park just across the road where you can watch the kids play. Step inside and discover a main floor office with double reeded glass doors for privacy—a great space for catching up on work from home. Stroll through the open living area, where hardwood floors lead to a spacious kitchen with a large island, stainless-steel appliances, corner pantry and every chef's wish—a gas stove. An open floor plan accommodates the family gatherings with a large dining area and living room showcasing a gas fireplace. Patio door provides easy access to the rear deck, perfect for BBQs with its handy gas line. Convenience is key with a thoughtfully designed laundry and coat room on the main floor with built in shelving for all that extra storage. Upstairs, discover the serenity of three spacious bedrooms and two bathrooms. No tiny kid's rooms here! The 5 piece en-suite promises a personal retreat with its expansive shower, separate soaking tub, dual sinks, and an inviting walk-in closet that offers room for two. The fully developed walk out level reveals a LEGAL one-bedroom suite—perfect for extra family space or rental income. A free standing gas stove in the family room keeps the space cozy in the winter months and a full kitchen offers options for a tenant or mother in law suite. Step outside to a private backyard with a



large patio where you can enjoy summer afternoons with a mix of sun and shade. With a double detached garage (22x24) and plenty of side parking, there's ample room for guests or tenants. Additional features youâ€™ll appreciate is A/C during those summer heat waves and Gemstone lighting for permanent customizable lighting. You won't want to miss experiencing the potential and warmth this home offers. Come by for a tour today and let this sweet opportunity welcome you home!

Built in 2012

Essential Information

MLS® #	A2214638
Price	\$729,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Westridge Road
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0G7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, Alley Access

of Garages 2

Interior

Interior Features Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows
Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Gas Stove, Range Hood, See Remarks, Washer/Dryer, Window Coverings
Heating Baseboard, Fireplace(s), Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Private Entrance
Lot Description Back Lane, Gentle Sloping
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed April 26th, 2025
Days on Market 7
Zoning TN

Listing Details

Listing Office Century 21 Foothills Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.