

# \$609,000 - 83 Westridge Drive, Okotoks

MLS® #A2175218

**\$609,000**

3 Bedroom, 3.00 Bathroom, 1,818 sqft

Residential on 0.11 Acres

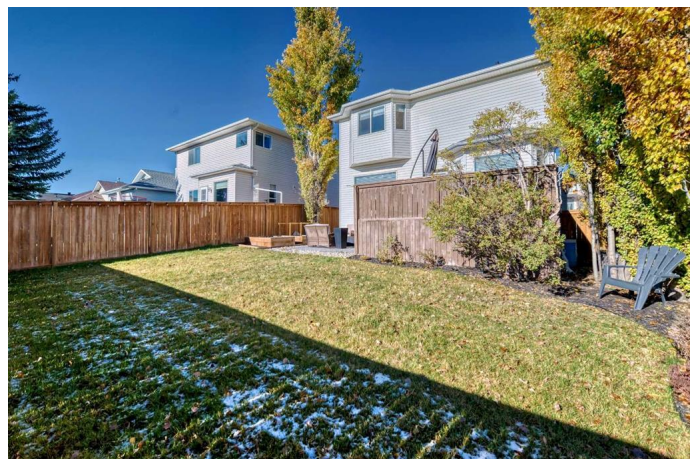
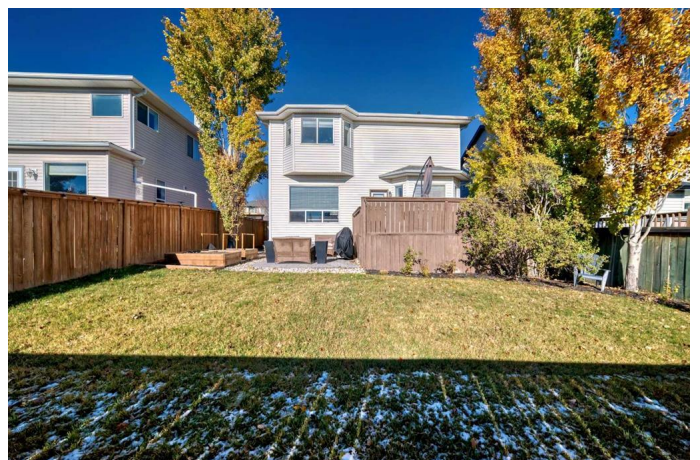
Westridge, Okotoks, Alberta

This beautifully updated family home located in Westridge is the one you have been waiting for! Your new home is close to schools, parks/ playgrounds, gas stations and shopping! As you walk into this two storey home you will notice the 9' ceilings and abundance of natural light. Over the two levels is a total of 1818 sq. ft. of developed living space. This includes 3 bedrooms, 2 1/2 baths, New Carpet(2021) and Vinyl Plank Flooring throughout main (2021), New Shingles (2021) New A/C unit (2021) Updated kitchen with Quartz counter complete with large breakfast bar (2021), New kitchen backsplash (2021) Plus the full Interior has been freshly painted; including doors and trim. Upper level features 3 large bedrooms including Primary bedroom with walk-in closet and 4-piece ensuite . Additional 4-piece bathroom on upper level. The backyard is Low maintenance featuring brick patio and welcoming deck great for those gatherings around the BBQ. This outstanding home displays pride-of-ownership throughout -Basement level is ready for your vision to come to life!

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2175218  |
| Price      | \$609,000 |
| Sold Price | \$600,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,818       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 83 Westridge Drive |
| Subdivision | Westridge          |
| City        | Okotoks            |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 1V4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, See Remarks                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 24th, 2024  |
| Date Sold      | November 15th, 2024 |
| Days on Market | 22                  |
| Zoning         | TN                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.