# \$699,900 - 200 Westland Street, Okotoks

MLS® #A2232506

## \$699,900

4 Bedroom, 4.00 Bathroom, 2,136 sqft Residential on 0.14 Acres

Westridge, Okotoks, Alberta

Exceptional Value in this Former Sterling Showhome! This stunning home offers incredible features and backs directly onto a scenic walking path and green space. Step inside to a spacious foyer, hardwood flooring that leads into a warm and inviting family room complete with a cozy gas fireplace. Open to a great kitchen boasting abundant cabinetry, expansive counter space, a large central island, stainless steel appliances, tile backsplash, corner pantry, and an abundance of natural light. Patio door opens to a beautifully landscaped backyard and deck, with gas BBQ hookupâ€"perfect for enjoying peaceful views.

Upstairs, the bright and airy bonus room features vaulted ceilings and sunny southern exposure. The spacious primary bedroom includes a massive walk-in closet and a luxurious 5-piece ensuite with serene views, a soaker tub, and a separate shower. Two additional bedrooms offer great space for kids or guests, along with another full bathroom. The lower level is fully finished, featuring a fourth bedroom, full bathroom, great living room with lots of room. Additional highlights include central A/C, built-in speaker system, a drywalled & insulated garage, and a prime location just steps from schools, shopping, and more. Don't miss this oneâ€"it truly has it all!







Built in 2007

#### **Essential Information**

MLS® # A2232506 Price \$699,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,136 Acres 0.14 Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 200 Westland Street

Subdivision Westridge City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 2L3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Insulated

# of Garages 2

### Interior

Interior Features Kitchen Island, No Smoking Home, Pantry, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Insert, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 25th, 2025

Days on Market 12 Zoning R-1

# **Listing Details**

Listing Office Royal LePage Solutions

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