

# \$729,000 - 36 Westridge Road, Okotoks

MLS® #A2214638

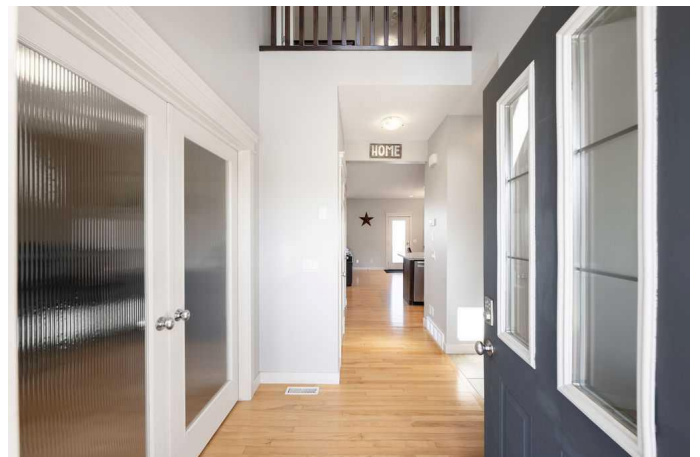
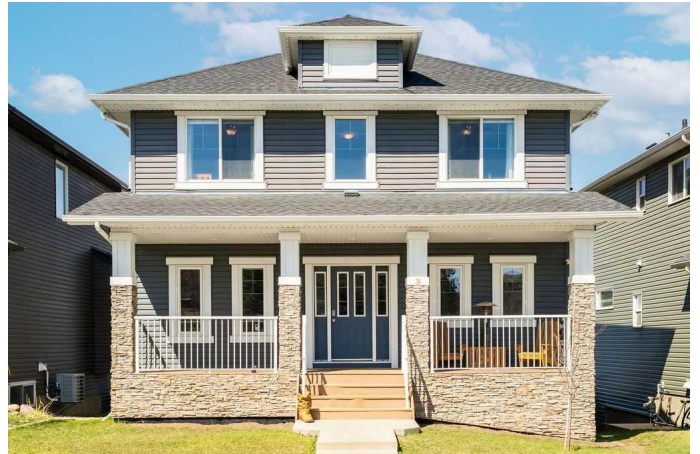
**\$729,000**

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—a 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 5  
Zoning TN

## Listing Details

Listing Office Century 21 Foothills Real Estate

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