

25 Westridge Way
 Okotoks, Alberta

MLS # A2197796



\$755,000

Division:	Westridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,759 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Central Vac is roughed in, Curtains (all), Dishwasher (Currently stored in the garage), Dryer, Garage Opener, Garage Remote(s), Gas Range, HRV System (Heat Recovery Ventilator), Mini beverage cooler (basement), Oven, Refrigerator, RV electrical outlets x2., Water softener rough-in, Washer, Window coverings (all)

Welcome to 25 Westridge Way – a beautifully maintained bi-level home with a bungalow feel, located in the desirable community of Westridge, Okotoks. Built by Broadview Homes, this property is ideal for buyers who value quality, comfort, and flexibility in their moving timeline. Whether you’re upsizing, planning your next move strategically, or waiting to sell your own home, this residence offers a rare chance to secure the right home without rushing—flexible possession into the new year or spring is available. Step into the light-filled foyer and enjoy the airy, open-concept layout. Rich hardwood flooring and vaulted ceilings define the main level, creating a spacious and elegant atmosphere. The stylish kitchen offers ample counter space, modern finishes, and flows into a welcoming dining area—ideal for entertaining. The tucked-away living room with gas fireplace provides a cozy space to relax and unwind. Step out onto the multi-tiered deck and enjoy the professionally landscaped backyard, complete with a pergola and space to host or relax in private. The yard is beautifully maintained and even offers RV parking, perfect for outdoor enthusiasts. The main floor features two generous bedrooms and a full bathroom. A few steps up leads to a versatile nook space with built-in desk—ideal for working from home or study—and the spacious primary suite featuring a fireplace, 5-piece ensuite, and walk-in closet with custom organizers. The fully finished basement offers even more space, including a large fourth bedroom, full bath, laundry room, and a fantastic family room with a gas fireplace, wet bar, beverage cooler, and built-in sound. Whether you’re hosting movie nights or setting up a game room, there’s space to tailor it to your needs. This home has been meticulously cared for and is truly move-in ready. And for buyers in a similar

position—not in a rush to move, wanting to sell first, or waiting for the right timing—this property offers the flexibility and condition you’ve been looking for. Located just minutes from schools, parks, shopping, dining, and Okotoks’ best amenities, this home checks all the boxes for smart, strategic buyers.