



## 27 Westridge Way Okotoks Alberta

\$849,900

First Time on the Market - Exceptional Family Home on One of the Largest Lots in the Neighbourhood!

Welcome to this rare opportunity to own a beautifully maintained and thoughtfully upgraded home, offered for sale for the very first time. Situated on the largest lot on the street and the second largest in the entire neighbourhood, this property is a true standout—perfect for families who value space, privacy, and outdoor living. The fully fenced backyard is a private retreat, featuring a stamped concrete patio and sidewalk, concrete landscape curbing and a covered rear deck ideal for warm summer evenings, and a full irrigation system to keep everything lush and green. The double detached garage is a big bonus offering plenty of space for all your hobbies. The lot is so big there is even room for RV parking! Last but certainly not least the upgraded Hardie siding add to both the curb appeal and functionality of this incredible home - and that's just the outside! Inside, you'll find 3 bedrooms and 3.5 bathrooms across a smart, open-concept layout. The main level features a beautifully updated kitchen with quartz counters and quality finishes, a spacious dining area, and a cozy living room with a fireplace flanked by custom built-ins—perfect for hosting family or friends. Upstairs, west facing bonus room has double doors that opens out onto a balcony over the garage providing a peaceful spot to catch the evening sun. The primary bedroom is a true retreat with a walk-in closet and a spa-like ensuite featuring granite countertops, a soaker tub, and a separate shower. Two additional well-sized bedrooms and a full bath complete the upper floor, all finished with brand new carpet for a fresh and comfortable feel.. The fully finished basement offers excellent versatility, with a large multifunctional rec room, a third full bathroom, and plenty of space for games, movies, ...

Recreational, Games room 18.00 Ft x 25.67 Ft

Other 8.17 Ft x 14.00 Ft

4pc Bathroom Measurements not available

Other 5.75 Ft x 9.00 Ft

Living room 16.67 Ft x 18.33 Ft

Dining room 11.75 Ft x 12.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.75 Ft x 16.00 Ft

5pc Bathroom Measurements not available

Bedroom 11.33 Ft x 11.42 Ft

Bedroom 10.17 Ft x 11.00 Ft

4pc Bathroom Measurements not available

a

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://melissajunearealty.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Kitchen 10.25 Ft x 17.08 Ft

Bonus Room 13.58 Ft x 17.67 Ft