



7 Westridge Green Okotoks Alberta

\$765,000

VACANT - MOVE-IN READY - BE IN BY CHRISTMAS!! Discover This Impressive 3 + 1 Bedroom Home in Westridge, Okotoks! Explore this stunning home situated in the highly desirable Westridge community. With air conditioning and **3,432 sq ft** of living space, this residence features a recreational room complete with a bar, main floor office, a bonus room on the upper level. This property is conveniently located just steps away from pathway access, perfect for walking and biking enthusiasts. The west-facing, fully fenced backyard is ideal for entertaining guests. Upon entering, you are welcomed by a spacious foyer with a built-in bench. You'll immediately notice the beautiful new engineered hardwood flooring, **9-foot ceilings**, and large windows that fill the space with natural light. The expansive living room with gas fireplace, kitchen, and dining area are designed for comfort and style. The roomy kitchen offers ample cupboard and counter space, along with upgraded stainless steel appliances, including a gas stove. The bright and airy dining room provides access to the west-facing 2 tiered deck. A standout feature of this home is the walk-through pantry that connects to the mudroom, leading to the double attached heated garage. The pantry includes a wall of cupboards for all your storage needs, while the mudroom features built-in benches and hooks for hanging coats. Completing the main level are a convenient office and a half bath. UPPER LEVEL HIGHLIGHTS The upper floor boasts a spacious primary bedroom with a wall mounted electric fireplace, generous walk-in closet and a **5-piece ensuite**. There are two additional bedrooms and a 4-piece bath. A roomy bonus area with a stylish electric wall heater and close at hand is the laundry room. LOWER LEVEL HIGHLIGHTS! The lower level is perfect for gatherings, featuring a large recreation room, a bar equipp...

Bedroom 10.75 Ft x 13.17 Ft

Recreational, Games room 27.67 Ft x 17.42 Ft

Other 13.75 Ft x 8.83 Ft

3pc Bathroom .00 Ft x .00 Ft

Furnace 7.50 Ft x 17.17 Ft

Kitchen 13.75 Ft x 14.00 Ft

Foyer 11.42 Ft x 9.83 Ft

Other 8.42 Ft x 10.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.50 Ft x 21.08 Ft

Bedroom 13.00 Ft x 10.08 Ft

Bedroom 10.83 Ft x 9.92 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

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Dining room	15.08 Ft x 8.83 Ft	Bonus Room	15.75 Ft x 14.00 Ft
Living room	22.83 Ft x 14.58 Ft	Other	6.25 Ft x 11.08 Ft
Pantry	5.92 Ft x 7.33 Ft	5pc Bathroom	.00 Ft x .00 Ft
Office	8.17 Ft x 8.92 Ft		