

\$679,900 - 43 Westridge Drive, Okotoks

MLS® #A2241903

\$679,900

4 Bedroom, 4.00 Bathroom, 1,982 sqft

Residential on 0.15 Acres

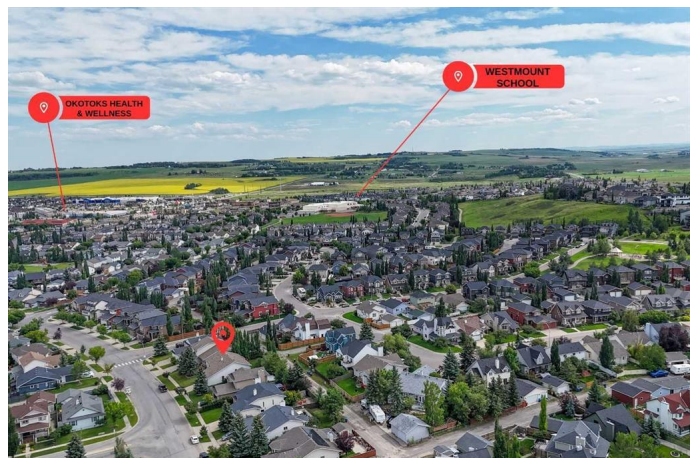
Westridge, Okotoks, Alberta

****Come see it in person! Open house**

Saturday August 23 from 12pm-2pm

****OVERSIZE GARAGE WITH SHOP AREA
AND COMPRESSOR/EASY OFFSTREET RV**

PARKING! Set along one of Westridge's most established streets on a 6350 sq ft lot this family friendly design offers space to spread out without feeling disconnected. The main level is grounded by vaulted ceilings and natural light, with defined spaces that still flow easily. The front sitting room speaks to those early risers to enjoy a coffee or snuggle in and read your favourite book, while the adjoining dining space is a perfect place to host those big family gatherings! You will love the layout of the kitchen with generous prep surfaces, tons of cupboard space and a warm aesthetic that suits the rhythm of everyday living. The heart of the home extends onto the large family room with the woodburning fireplace and yes, that cozy sectional will fit! The main floor laundry and two piece powder are conveniently located off the oversized (25x25) double attached garage. Head downstairs where things start to get interesting—an inviting family room where you can belly up to the bar, enjoy a second family room/games room or take your creative cocktail to the fabulous speakeasy style room around the corner—it's a vibe. A fourth bedroom, full third bath and access up to the workshop/garage- did I mention it had a compressor- is a definite bonus from this level. Upstairs, three well-proportioned bedrooms



offer simplicity and comfort, The Primary bedroom with walk closet enjoys a newly renovated ensuite oozing with character with relaxation in mind, a soaker tub and separate shower and higher vanity. A full second main bath completes this floor. Outside, the west-facing backyard is a private pocket of calm. The pergola-covered deck is an easy yes for summer lounging, and the built-in firepit has probably seen its fair share of sâ€™mores and late-night chats, beautiful perennials, fruit trees and a rarity in Okotoks - RV parking! And the location? Thatâ€™s the clincher. Walking distance to three schools! Westmount and Big Rock Elementary and the Composite High School is just down the road, groceries and gyms are minutes away, and youâ€™re tucked into a community where block parties still happen and kids scooter to the park after dinner. ***UPDATES INCLUDE*** H2O Tank (2021), Shingles (2017) Fence (2024), Newer windows in front of house (2019) This isnâ€™t just another house on the market. Itâ€™s a place where real life fits beautifully.

Built in 1990

Essential Information

MLS® #	A2241903
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,982
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Westridge Drive
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1N3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Fruit Trees/Shrub(s), Gazebo, Interior Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 21st, 2025
Days on Market	39
Zoning	TN

Listing Details

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