

# \$309,500 - 218, 50 Westland Road, Okotoks

MLS® #A2253315

**\$309,500**

2 Bedroom, 2.00 Bathroom, 556 sqft

Residential on 0.00 Acres

Westridge, Okotoks, Alberta

Discover Townhouse 218; a wonderfully maintained home with large South facing balcony and private attached garage. Here are 5 things we LOVE about this home (and we're sure you will too): 1. A FLOOR PLAN MADE FOR REAL LIFE: As townhomes across Alberta trend smaller and smaller, Townhouse 218 is a breath of fresh air! With 1,168SqFt of refined and functional living space, 2 bedrooms, 1.5 bathrooms and a private attached garage, this is a full-size home! The main floor is thoughtfully designed with a spacious open concept living/dining area highlighted by South and East facing windows providing all day natural light with a serene tree-lined outlook. The kitchen is truly the heart of this home with ample work/storage space along with a breakfast breakfast bar. Whether you're preparing a feast or simply warming up takeout you will feel right at home here! Downstairs, find two well-proportioned bedrooms with a surprising amount of natural light (ideal if you're using the second bedroom as a home office). The primary is perfectly equipped with an oversized walk-in closet and cheater ensuite while easily accommodating your furnishings. 2. LOCATION IN THE COMPLEX: Ideally located with direct street access and no units in front of you (notice the difference in open space with the interior units) this end unit has a Southeast exposure making your home wonderfully bright throughout the day. 3. A CENTRAL AND ESTABLISHED



COMMUNITY: Westridge is a well-established community located in Southwest Okotoks. Residents enjoy wide, tree lined streets, numerous parks/playgrounds and dozens of nearby shops, services and amenities plus you are walking distance to Westmount School (K-9) 4. A WELL MAINTAINED AND MANAGED COMPLEX: Zen Phase One is a well-maintained townhouse complex built in 2004 featuring spacious homes with attached garages and reasonable condo fees (406/month) in a central Location. 5. MOVE IN READY: This home has been well-loved and wonderfully maintained and is waiting for its next family. If you're in the market for a modern home in a central location with an attached garage and room to grow Townhouse 218 should be at the top of your list!

Built in 2004

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2253315      |
| Price          | \$309,500     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 556           |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 218, 50 Westland Road |
| Subdivision | Westridge             |
| City        | Okotoks               |

|             |                  |
|-------------|------------------|
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 2G4          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Gazebo, Visitor Parking |
| Parking Spaces | 2                       |
| Parking        | Single Garage Attached  |
| # of Garages   | 2                       |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Master Downstairs, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings                           |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                 |
| Lot Description   | Front Yard, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 56                  |
| Zoning         | NC                  |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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