

\$707,000 - 135 Westridge Close, Okotoks

MLS® #A2259804

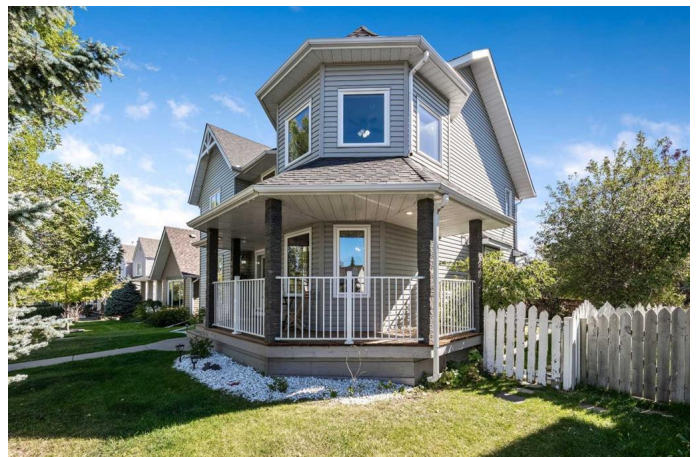
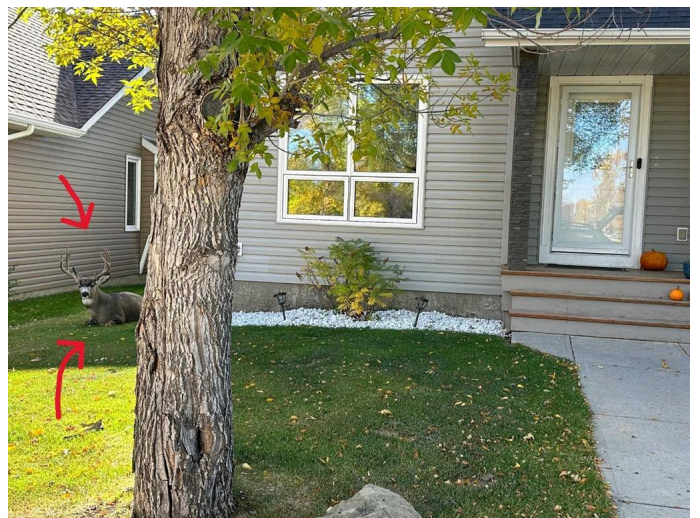
\$707,000

5 Bedroom, 4.00 Bathroom, 2,020 sqft

Residential on 0.16 Acres

Westridge, Okotoks, Alberta

Don't Miss Out on the Opportunity to Make This Character Home Your Own! Situated in one of Okotoks' most coveted cul-de-sacs, this Westridge gem faces a picturesque park—perfect for family fun or a relaxing evening stroll. Designed with storybook charm, it captures the essence of a fairytale with steeply pitched roofs, a majestic turret, & a front porch that wraps to the side of the home, completing its timeless appeal. Flooded with character & natural light, this 2-storey residence offers over 2,930 sq. ft. of living space with 5 spacious bdrms, 3.5 bthrs, AIR CONDITIONING, & a SOUTH-facing backyard retreat featuring a 3-tiered deck. Step inside to a soaring, light-filled foyer. At the front of the home, an expansive formal dining room with a large bay window overlooks the park, while a versatile office/den—ideal for the inspired artist or home professional—also enjoys views of the majestic park. At the back of the home, the open-concept design seamlessly connects the kitchen & living area, where a cozy fireplace creates the perfect gathering place for family & friends. The kitchen is framed by its own bay windows overlooking the sun-drenched backyard, mirroring the front dining room bay window & filling both spaces with charm & natural light. It also features stainless steel appliances, ample cabinetry, & generous counter space. A powder room & main-floor laundry are also conveniently located near the back entry. Upstairs, you'll find 3 generous bedrooms, a 4-piece



bath, & a bonus room. Primary suite is a true retreat, highlighted by vaulted ceilings, elegant turret bay windows overlooking the park, & a 4-piece ensuite featuring HEATED FLOORING—perfectly toasty for winter—a large soaking tub, separate shower, & walk-in closet. The fully finished bsmt expands the living space with 2 additional bedrooms, a recreation rm, a newly renovated 3-piece bath, a family rm, & plenty of storage. Step outside to your private oasis: a spacious, south-facing yard with a 3-tiered deck, gas hook-up, & mature trees—perfect for summer entertaining. Set on a LARGE SOUTH-facing lot, the home is complemented by an OVERSIZED, HEATED DOUBLE GARAGE with 220V power, its own furnace, and dedicated workshop space. **Noteworthy Upgrades**: Every detail of this home reflects thoughtful care and quality. All windows, including the basement, were replaced in Mar 2025 w/ PlyGem triple-pane units (transferable warranty). New stove & microwave (Aug 2025) plus 2023 washer & dryer w/remaining warranty. New 2024 hot water tank (10-yr warranty) + 2023 water filtration system. Updated plumbing — NO Poly-B! Radon mitigation system (Oct 2024) for peace of mind where radon levels can run high. Furnace serviced annually for added efficiency. Perfectly positioned just minutes from top-rated schools, excellent amenities, & the scenic river pathway system, this home presents a rare opportunity to experience the very best of Okotoks living!

Built in 1992

Essential Information

MLS® #	A2259804
Price	\$707,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,020
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	135 Westridge Close
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab, Combination, Wood

Additional Information

Date Listed	September 25th, 2025
Days on Market	47
Zoning	TN

Listing Details

Listing Office	Real Estate Professionals Inc.
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