

\$765,000 - 25 Westridge Way, Okotoks

MLS® #A2197796

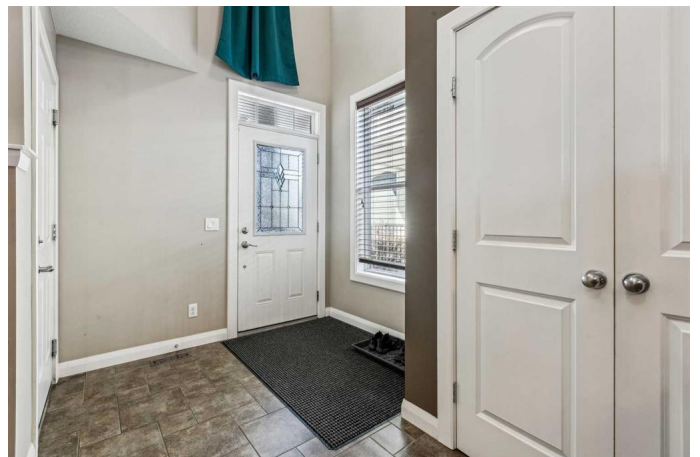
\$765,000

4 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.16 Acres

Westridge, Okotoks, Alberta

Introducing an exceptional opportunity to own a luxurious bi-level home in the highly sought-after community of Westridge, Okotoks. Built by the renowned Broadview Homes, this meticulously maintained residence at 25 Westridge Way is the perfect blend of elegance, functionality, and comfort. As you step into the home, youâ€™ll immediately notice the abundance of natural light pouring in through large windows in the welcoming foyer, creating a bright and airy atmosphere. The main level showcases exquisite hardwood flooring and soaring ceilings, providing a sense of openness throughout. The spacious dining area flows seamlessly into the heart of the home â€“ a beautifully designed kitchen that is both stylish and practical, making it an ideal space for hosting family and friends. A cozy tucked-away living room, complete with a gas fireplace, offers a tranquil spot to relax and unwind, while the convenient access to the expansive deck invites you to enjoy outdoor living at its best. The main floor features 2 generously sized bedrooms and a well-appointed full bathroom, providing the perfect balance of privacy and functionality. A few steps up lead you to a fantastic multi-purpose nook space, complete with a built-in desk, ideal for those working or studying from home. Adjacent, the Primary retreat awaitsâ€“a private sanctuary featuring a cozy fireplace, a lavish 5-piece ensuite, and a walk-in closet equipped with custom organizers to maximize storage.



Downstairs, the fully finished basement offers even more living space, including a fourth bedroom, a full bathroom, a laundry room, and ample storage. The highlight of the lower level is the expansive family room, with a second gas fireplace, a wet bar, mini beverage cooler and built-in sound wiring, making it the perfect spot for movie nights, entertaining, or simply relaxing. The layout is flexible, offering enough space to divide it into additional zones to suit your needs. Step outside to your private, professionally landscaped backyard—years of care and attention have gone into creating this outdoor oasis. The multi-tiered deck with a stylish pergola offers a cozy setting to enjoy warm summer evenings, while the meticulously maintained yard provides a peaceful retreat. Plus, this home is fully RV-accessible, ensuring convenience for outdoor enthusiasts. Located just minutes from top-rated schools, shopping, dining, and recreational amenities, this home truly offers everything you could need. Don't miss your chance to own this exquisite property. Schedule your private showing today and make 25 Westridge Way your new dream home!

Built in 2009

Essential Information

MLS® #	A2197796
Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,759
Acres	0.16
Year Built	2009
Type	Residential
Sub-Type	Detached

Style	Bi-Level
Status	Active

Community Information

Address	25 Westridge Way
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0K1

Amenities

Parking Spaces	4
Parking	Alley Access, RV Access/Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Off Street
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Bar Fridge, Garage Control(s), Gas Range, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Bedroom, Blower Fan, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
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Days on Market	1
Zoning	R-1

Listing Details

Listing Office	Coldwell Banker Mountain Central
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