

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

MLS® #A2253315

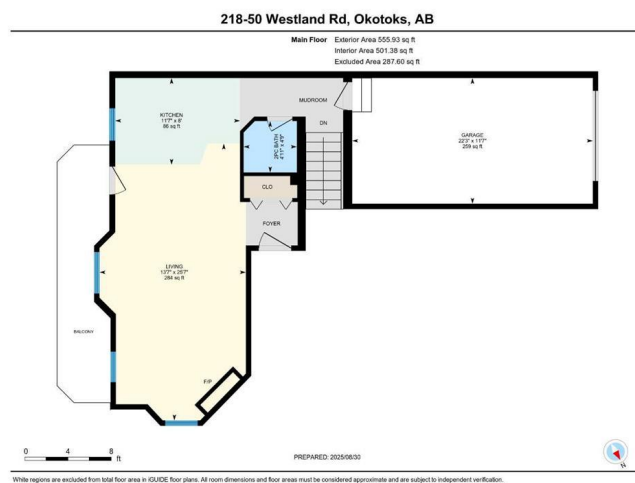
**\$309,500**

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 weâ€™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 youâ€™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 youâ€™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	3
Zoning	NC

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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