

**135 Westridge Close
Okotoks, Alberta**

MLS # A2259804



\$707,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,020 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Combination, Slab, Wood	Utilities:	-
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)		
Inclusions:	Shed, Water Filtration System, Projector & Screen		

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 bthrms, 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!