

**18 Westridge Crescent
Okotoks, Alberta**

MLS # A2266447



\$649,000

Division:	Westridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Television wall mounts, shelves

PRICE REDUCED Welcome to this beautifully UPDATED two-storey home in the desirable community of Westridge, offering over 2500 square feet with the FULLY DEVELOPED BASEMENT — perfect for anyone seeking space, comfort, and convenience. Inside, you'll find a thoughtfully designed main floor with a bright living room and a spacious family room anchored by a COZY FIREPLACE. The MODERNIZED KITCHEN is a true highlight, featuring granite countertops, a large island, new cabinetry, a custom hutch, and a breakfast bar, ideal for casual meals and entertaining. A sunny breakfast nook opens through patio doors to a large deck and fully fenced backyard, beautifully landscaped and ready for gatherings or play. Upstairs are three comfortable bedrooms, including a generous primary suite, while the fully finished lower level offers a fourth bedroom, recreation area, and extra storage—a perfect retreat for teens or guests. Additional features include a mudroom entry from the attached garage, updated finishes throughout, and a warm, welcoming atmosphere that makes this home MOVE-IN READY. Located close to SCHOOLS, PARKS, PLAYGROUNDS, and SCENIC PATHWAYS, this Westridge home offers the best of Okotoks living—where community, comfort, and convenience meet.