

# \$629,900 - 45 Westridge Drive, Okotoks

MLS® #A2251096

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,087 sqft

Residential on 0.13 Acres

Westridge, Okotoks, Alberta

Location, Location, Location! Ready to Move In!

Beautifully renovated 5-bedroom bi-level on a corner lot in Westridge. Featuring a brand-new kitchen with updated counters, cupboards, stainless steel appliances, and stylish railings. The bright open-concept living and dining area offers vaulted ceilings, fresh paint, and a brand-new living room window bringing in plenty of natural light.

The lower level is ideal for entertaining with luxury vinyl flooring, a gas fireplace with brick surround, wet bar, 2 bedrooms, hobby room, and an updated 4-piece bath. Major upgrades include a new plumbing system and refreshed finishes throughout. Enjoy a covered deck overlooking a private, treed backyard—combining the charm of a mature neighborhood with the comfort of modern updates.

Built in 1990

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251096  |
| Price          | \$629,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,087     |
| Acres          | 0.13      |
| Year Built     | 1990      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 Westridge Drive |
| Subdivision | Westridge          |
| City        | Okotoks            |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 2N3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Storage, Wet Bar                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas, Basement                                                                                      |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Corner Lot, Fruit Trees/Shrub(s), Lawn, Many Trees |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                               |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 29th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 16 |
| Zoning         | TN |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Confident Realty Inc |
|----------------|----------------------|

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