

# \$727,000 - 135 Westridge Close, Okotoks

MLS® #A2259804

**\$727,000**

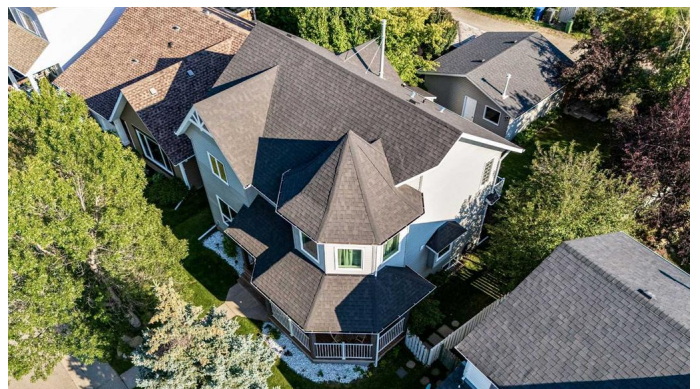
5 Bedroom, 4.00 Bathroom, 2,020 sqft

Residential on 0.16 Acres

Westridge, Okotoks, Alberta

**\*\*Open House September 27-28 Sat & Sun  
1:00-3:00 PM | Don't Miss Out on the  
Opportunity to Make This Character Home  
Your Own!**

Situated in one of Okotoks's 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, and a front porch that wraps to the side of the home, completing its timeless appeal. Flooded with character and natural light, this 2-storey residence offers over 2,930 sq. ft. of living space with 5 spacious bedrooms, 3.5 bathrooms, and 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 and living area, where a cozy fireplace creates the perfect gathering place for family and friends. The kitchen is framed by its own bay windows overlooking the sun-drenched backyard, mirroring the front dining room bay window and filling both spaces with charm and natural light. It also features stainless steel appliances, ample cabinetry, and generous counter space. A powder room and main-floor laundry are also



conveniently located near the back entry. Upstairs, youâ€™ll find three generous bedrooms, a 4-piece bath, and a bonus room. The primary suite is a true retreat, highlighted by vaulted ceilings, elegant turret bay windows overlooking the park, and a 4-piece ensuite with a large soaking tub, separate shower, and walk-in closet. The fully finished basement expands the living space with two additional bedrooms, a recreation room, a newly renovated 3-piece bath, a family room, and plenty of storage. Step outside to your private oasis: a spacious, south-facing yard with a 3-tiered deck, gas hook-up, and mature treesâ€”perfect for summer entertaining. Set on a large south-facing lot, the home is complemented by an oversized heated double garage and workshop space. **\*\*Noteworthy Upgrades\*\***: All windows, including the basement, were replaced in March 2025 with PlyGem triple-pane (122-year transferable warranty). The stove and microwave were updated in August 2025 (2-year warranty) and the washer and dryer were replaced in 2023 (3 years remaining of 5-year warranty). The plumbing was fully updated with Poly-B removal and a new hot water tank with a 10-year warranty in 2024, along with a water filtration system added in 2023. A radon mitigation system was installed in October 2024. The furnace has been professionally inspected annually for peace of mind. Perfectly positioned just minutes from top-rated schools, excellent amenities, and the scenic river pathway system, this home presents a rare opportunity to experience the very best of Okotoks living!

Built in 1992

**Essential Information**

MLS® #	A2259804
Price	\$727,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,020
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	135 Westridge Close
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1N4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

### Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	TN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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