

# \$699,900 - 200 Westland Street, Okotoks

MLS® #A2232506

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,136 sqft

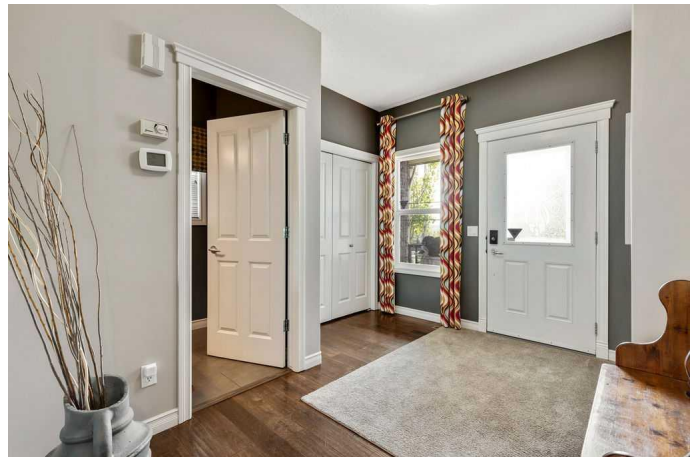
Residential on 0.14 Acres

Westridge, Okotoks, Alberta

Exceptional Value in this Former Sterling Showhome! This stunning home offers incredible features and backs directly onto a scenic walking path and green space. Step inside to a spacious foyer, hardwood flooring that leads into a warm and inviting family room complete with a cozy gas fireplace. Open to a great kitchen boasting abundant cabinetry, expansive counter space, a large central island, stainless steel appliances, tile backsplash, corner pantry, and an abundance of natural light. Patio door opens to a beautifully landscaped backyard and deck, with gas BBQ hookup—perfect for enjoying peaceful views.

Upstairs, the bright and airy bonus room features vaulted ceilings and sunny southern exposure. The spacious primary bedroom includes a massive walk-in closet and a luxurious 5-piece ensuite with serene views, a soaker tub, and a separate shower. Two additional bedrooms offer great space for kids or guests, along with another full bathroom. The lower level is fully finished, featuring a fourth bedroom, full bathroom, great living room with lots of room. Additional highlights include central A/C, built-in speaker system, a drywalled & insulated garage, and a prime location just steps from schools, shopping, and more. Don't miss this one—it truly has it all!

Built in 2007



## Essential Information

MLS® #	A2232506
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,136
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	200 Westland Street
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2L3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	7
Zoning	R-1

## Listing Details

Listing Office	Royal LePage Solutions
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