

# \$1,049,000 - 120 Westland View, Okotoks

MLS® #A2253671

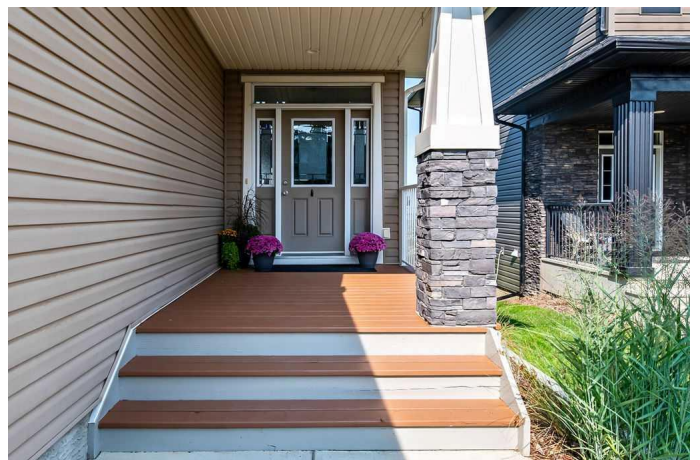
**\$1,049,000**

4 Bedroom, 4.00 Bathroom, 2,454 sqft

Residential on 0.13 Acres

Westridge, Okotoks, Alberta

**\*\*OPEN HOUSE - Saturday, November 1 - 2-4PM\*\*\*** If **OVERSIZED TRIPLE GARAGE**, **WALKOUT BASEMENT**, and backing onto open space are on your wish list, then youâ€™ve hit jackpot! Located in one of Westmount's **PREMIER CUL-DE-SACS** adjacent to endless paths and parks, this home features nearly 3300sqft developed space. One step inside (click 3D for virtual video or come by our open house), and you will fall in love with its superb layout, warm ambiance, and expansive views. **MAIN FLOOR** features large entrance, study with double barn doors, living room with gas fireplace, dining area with huge windows overlooking parks & pathways, kitchen with large island, walk-through pantry, granite countertops & ss appliances (incl gas range), and rear hall with built-ins. **UPPER FLOOR** features bonus room with vaulted ceiling and more views, spacious primary bedroom with walk-in closet and gorgeous ensuite bathroom, two more bedrooms and full bathroom. **WALKOUT BASEMENT** features recreation room with wet-bar, fourth bedroom and yet another full bathroom. **STEP OUT TO BACK YARD** to experience outdoor living at its best with oversized lounging area perfect for family gatherings, beautifully landscaped yard with mature trees, and access to endless paths and parks. **OVERSIZED TRIPLE GARAGE** is heated and easily accommodates three trucks, plus a nice sized workshop space to boot! Did we mention AC, hardwood, new carpet, and



underground irrigation system? Truly this TRIPLE GARAGE HOME w WALKOUT BASEMENT is one of the best, and a rare gem to hit Okotoks! RECENT UPDATES: basement finished (2022), AC (2021), paint (2020), hot water tank (2022), carpet (2023), underground sprinklers (2021), composite balcony planks (2023).

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253671    |
| Price          | \$1,049,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,454       |
| Acres          | 0.13        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 120 Westland View |
| Subdivision | Westridge         |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 0K9           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)                                            |
| Appliances        | Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                    |
| Fireplaces        | Electric, Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full                                                                                                                                                                 |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 32                |
| Zoning         | TN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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