

\$375,000 - 432, 50 Westland Road, Okotoks

MLS® #A2244509

\$375,000

2 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.03 Acres

Westridge, Okotoks, Alberta

Welcome to this beautifully maintained upper-level townhome in the desirable community of Westridge in Okotoks, just 15 minutes from Calgary. This pet-friendly home includes two parking stalls, a fenced yard, offers low-maintenance living, and is priced to sell, making it ideal for first-time buyers. With over 1,100 sq ft of thoughtfully designed space, this home features two spacious primary bedrooms, (ideal for a roommate) each with its own private ensuite, plus a convenient half bath on the main floor. The bright, open-concept layout includes quartz countertops throughout, a black granite kitchen sink, matte black hardware and lighting, and a cozy fireplace in the living room. The kitchen is both stylish and functional, with a large island, stainless steel appliances, and a pantry. Recent upgrades include a new hot water tank and water softener (installed Fall 2024), and a brand-new washer and dryer (Spring 2025), offering peace of mind and added value. One of the standout features is the massive powered in-unit storage loft (13'10" x 14'10"), providing rare and incredibly practical space for all your storage needs (view this space in the 3D tour). The fully fenced backyard includes a concrete patio and gas hookup, ideal for outdoor dining and entertaining. This well-managed complex also offers low condo fees that cover water, sewersnow removal, and landscaping (they even mow your backyard), plus plenty of visitor and street parking. Located close to schools,



parks, shopping, and walking paths, this home offers exceptional value in a fantastic location.

Built in 2014

Essential Information

MLS® #	A2244509
Price	\$375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,139
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	432, 50 Westland Road
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2G4

Amenities

Amenities	None
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Kitchen Island
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	14
Zoning	NC

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.