# \$640,000 - 10 Westfall Crescent, Okotoks

MLS® #A2198542

## \$640,000

4 Bedroom, 4.00 Bathroom, 1,689 sqft Residential on 0.11 Acres

Westridge, Okotoks, Alberta

Welcome to the stunning community of Westridge! From the moment you step through the front door, you'll be greeted by an impressive 18-foot ceiling in the entranceway. This home features brand new floors throughout the main level, a fresh coat of paint, and meticulous attention to detail.

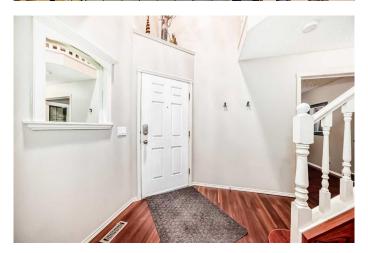
The spacious office, complete with French doors and a large window, offers the perfect environment for working from home. The open-concept floor plan is ideal for entertaining, with a dining nook that boasts beautiful bay windows, allowing ample light and picturesque views of your private backyard. The living room, with its stone fireplace, creates a cozy atmosphere for those chilly winter nights.

On the main floor, you'll also find a mudroom off the double car garage and a convenient powder room. Upstairs, hardwood floors continue throughout, leading to three generously sized bedrooms, a library, and two full bathrooms with skylights. The primary bedroom is expansive, featuring its own walk-in closet.

The fully finished basement is designed for relaxation, with in-floor heating, a large bedroom, a den, a huge family room, and a full bathroom. This space is perfect as a man cave or a private retreat. Additionally, the home includes a brand new furnace and a new hot







water tank, ensuring comfort and efficiency.

Come and experience this exceptional home in Westridge!

Built in 1999

### **Essential Information**

MLS® # A2198542 Price \$640,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,689 Acres 0.11 Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 10 Westfall Crescent

Subdivision Westridge City Okotoks

County Foothills County

Province Alberta
Postal Code T1S1V6

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features French Door, High Ceilings, Kitchen Island, Skylight(s)

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Level

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 6th, 2025

Days on Market 57

Zoning TN

## **Listing Details**

Listing Office Makey Real Estate Elite Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.