

\$727,000 - 135 Westridge Close, Okotoks

MLS® #A2259804

\$727,000

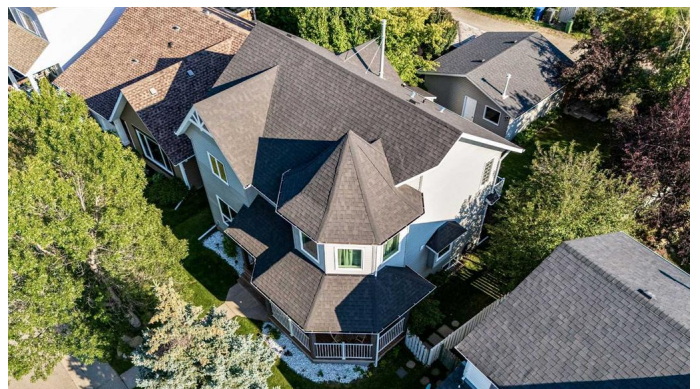
5 Bedroom, 4.00 Bathroom, 2,020 sqft

Residential on 0.16 Acres

Westridge, Okotoks, Alberta

Don't Miss Out on the Opportunity to Make This Character Home Your Own!

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



generous bedrooms, a 4-piece bath, & a bonus room. The primary suite is a true retreat, highlighted by vaulted ceilings, elegant turret bay windows overlooking the park, & a 4-piece ensuite with a large soaking tub, separate shower, & 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, & plenty of storage. Step outside to your private oasis: a spacious, south-facing yard with a 3-tiered deck, gas hook-up, & mature treesâ€”perfect for summer entertaining. Set on a LARGE SOUTH-facing lot, the home is complemented by an OVERSIZED HEATED double garage WITH ITS OWN FURNACE & WORKSHOP space. ****Noteworthy Upgrades****: All windows, including the basement, were replaced in Mar-25 with PlyGem triple-pane (122-year transferable warranty). The stove & microwave were updated in Aug-25 (2-year warranty) & the washer & dryer were replaced in 2023 (3 years remaining of 5-year warranty). Professionally updated plumbing â€” NO Poly-B! Featuring a brand-new 2024 hot water tank with a 10-year warranty, plus a 2023 water filtration system. A radon mitigation system was installed in Oct-24, providing peace of mind in an area where radon levels can run high. Furnace professionally inspected annually for added assurance. Perfectly positioned just minutes from top-rated schools, excellent amenities, & 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	4
Zoning	TN

Listing Details

Listing Office	Real Estate Professionals Inc.
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