

\$755,000 - 25 Westridge Way, Okotoks

MLS® #A2197796

\$755,000

4 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.16 Acres

Westridge, Okotoks, Alberta

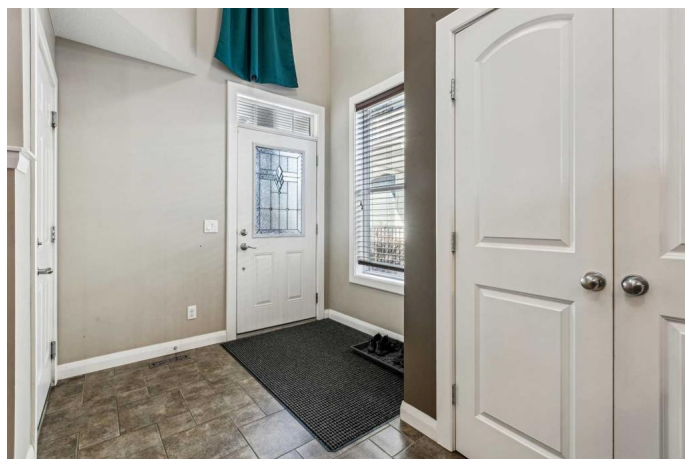
Welcome to 25 Westridge Way – a beautifully maintained bi-level home with a bungalow feel, located in the desirable community of Westridge, Okotoks. Built by Broadview Homes, this property is ideal for buyers who value quality, comfort, and flexibility in their moving timeline.

Whether you’re upsizing, planning your next move strategically, or waiting to sell your own home, this residence offers a rare chance to secure the right home without rushing—flexible possession into the new year or spring is available.

Step into the light-filled foyer and enjoy the airy, open-concept layout. Rich hardwood flooring and vaulted ceilings define the main level, creating a spacious and elegant atmosphere. The stylish kitchen offers ample counter space, modern finishes, and flows into a welcoming dining area—ideal for entertaining. The tucked-away living room with gas fireplace provides a cozy space to relax and unwind.

Step out onto the multi-tiered deck and enjoy the professionally landscaped backyard, complete with a pergola and space to host or relax in private. The yard is beautifully maintained and even offers RV parking, perfect for outdoor enthusiasts.

The main floor features two generous bedrooms and a full bathroom. A few steps up leads to a versatile nook space with built-in desk—ideal for working from home or study—and the spacious primary suite



featuring a fireplace, 5-piece ensuite, and walk-in closet with custom organizers. The fully finished basement offers even more space, including a large fourth bedroom, full bath, laundry room, and a fantastic family room with a gas fireplace, wet bar, beverage cooler, and built-in sound. Whether you're hosting movie nights or setting up a game room, there's space to tailor it to your needs. This home has been meticulously cared for and is truly move-in ready. And for buyers in a similar position—“not in a rush to move, wanting to sell first, or waiting for the right timing”—this property offers the flexibility and condition you’ve been looking for. Located just minutes from schools, parks, shopping, dining, and Okotoks’s best amenities, this home checks all the boxes for smart, strategic buyers.

Built in 2009

Essential Information

MLS® #	A2197796
Price	\$755,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,759
Acres	0.16
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	25 Westridge Way
Subdivision	Westridge
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 0K1

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Bedroom, Blower Fan, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	67
Zoning	R-1

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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.