

302, 50 Westland Road  
Okotoks, Alberta

MLS # A2213245



**\$375,000**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	None
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** none

OPEN HOUSE SUNDAY JUNE 8 1:30-3:30 pm . BIG PRICE REDUCTION FROM \$389,000.00 to \$375,000 MOTIVATED SELLERS . EXCELLENT 3 Bed, 2.5 Bath END UNIT Townhome in a QUIET Complex! Welcome to this beautifully well maintained end unit townhome offering 3 bedrooms, 2.5 bathrooms, and an oversized single attached garage that occupies most of the ground level&mdash;perfect for extra storage or a workshop area. Step up to the bright and open main floor, featuring newer laminate flooring and knockdown ceilings for a fresh, modern touch. The fantastic kitchen includes crisp white cabinetry, stainless steel appliances, a central island with an extended stool bar, and a convenient pantry&mdash;ideal for any home chef! Enjoy meals in the generous dining area, offering plenty of room for a large table, and relax in the spacious great room filled with natural light. A private 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom comes with easy access to a 3-piece bath with a corner shower. You'll also find two bedrooms, another full 4-piece bathroom, and convenient upper-level laundry&mdash;no more hauling laundry up and down stairs! Step out onto the big main floor balcony with a gas line hookup for your BBQ&mdash;perfect for summer grilling. This quiet, well-kept complex is the perfect place to call home!