

408, 50 Westland Road  
Okotoks, Alberta

MLS # A2156904



**\$369,900**

<b>Division:</b>	Westridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

UPGRADED TO LAMINATE & QUARTZ ON THE MAIN FLOOR! Here is an amazing opportunity for first time buyers, investors or empty nesters to get into a fantastic new development built by the highly reputable Avalon Master Builder. With 1160 square feet, this Ambrosia floor plan has proved to be a very popular and boasts an open concept main floor with living room, kitchen, dining area and 2 piece ensuite. Upstairs you will find 2 large bedrooms each with their own 4 piece ensuite as well as the conveniently located laundry. An additional feature that has had rave reviews is the huge storage space in the attic accessed by a drop down ladder. The unit also comes with two outdoor parking stalls! Built with energy efficiency in mind, the result is low condo fees & utility costs. This complex is also pet friendly, comes with a fence & has ANHW! Located close to schools, restaurants, shopping & so much more.