

318, 50 Westland Road
Okotoks, Alberta

MLS # A2174165



\$339,900

Division:	Westridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	492 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 398
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: none

BEAUTIFULLY MAINTAINED 2-bedroom, 2-bathroom bi-level townhome with over 945 sq. ft of DEVELOPED SPACE. Step into a welcoming foyer and enter the spacious open-concept great room offering a corner fireplace, dining area, and stylish kitchen. The kitchen is so warm and inviting, you will love the white cabinets, an island counter and french door which leads out to the East facing deck where you can enjoy your morning coffee.. This home boasts updated vinyl plank flooring, modern lighting fixtures, and newer Stainless appliances. The lower level features plush carpets, a generously sized primary bedroom with a large walk-in closet, and a second bedroom perfect for guests or family. You'll find a 4-piece bathroom downstairs and a convenient 2-piece bath on the main level. The home is freshly painted in neutral tones and includes a single attached garage. Ideally located close to schools and shopping. Reasonable condo fees and DOG FRIENDLY, this whole package is sure to please. Just move in and enjoy.