

38, 7 Westland Road
Okotoks, Alberta

MLS # A2177033



\$340,000

Division:	Westridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,315 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Shelving (Basement & Garage)

~ HOME OWNERSHIP IS WITHIN YOUR GRASP and all of the 'Big Ticket Items' have been taken care of including a new High Efficiency Furnace & Hot Water Tank (2023), new Exterior Doors (2023 & 2024) & all Windows have been replaced ~ This home was built in the last phase of Green Park Gables and has 'NO POLY-B PLUMBING' ... providing an EXTRA LEVEL OF ASSURANCE to the new home owner ~ This VERY FUNCTIONAL FLOORPLAN works great for a family and features Three Bedrooms & Two 4-Piece Bathrooms Up; including a Primary Bedroom with it's own Private Ensuite ~ The Kitchen features GRANITE COUNTERTOPS and a HUGE WINDOW, letting the sunshine pour in ~ 1/2 Bath with Washer & Dryer (2022) are conveniently located on this floor also ~ The Extra Large Dining Area has room for a HUGE FAMILY TABLE; with an opening to the huge VAULTED LIVING ROOM & VIEWS TO THE GREENSPACE behind the property ~ The Living Room features a DRAMATICALLY HIGH CEILING with access to the PRIVATE DECK overlooking a Huge Greenspace ~ Home has been VERY WELL CARED FOR, is FRESHLY PAINTED & IMMACULATELY CLEAN ~ Unfinished basement has great development potential and currently functions as great extra storage ... even features a working sink ~ SINGLE ATTACHED GARAGE & DRIVEWAY allows for two vehicle parking and there is lots of street parking very close by ~ LOW PRICE TAG, LOW CONDO FEES, LOW TAXES LARGE LIVING!!! ~ CALL TODAY!!! ~