

\$700,000 - 24 Westridge Drive Sw, Okotoks

MLS® #A2254349

\$700,000

5 Bedroom, 4.00 Bathroom, 1,835 sqft
Residential on 0.13 Acres

Westridge, Okotoks, Alberta

Welcome to 24 Westridge Drive SW, a beautifully updated two-storey split located in one of Okotoks's™ most established and sought-after neighbourhoods. This 5-bedroom, 3.5-bathroom home offers over 1,835 sq ft of above-grade living space, plus a fully finished basement designed with both comfort and functionality in mind. Set on an oversized lot with southwest front exposure, the property has seen significant upgrades inside and out.

Over \$40,000 in professional landscaping has transformed the outdoor living areas, including a new retaining wall, back fence, front gates, low-maintenance turf, and a thoughtfully designed garden. The removal of a large birch tree has opened up the backyard, creating a more usable and sunlit space. Three rainwater barrels have been added to support eco-conscious water use.

Inside, the lower level features a custom-built wet bar with granite countertops and touchless sink fixtures—perfect for entertaining. Upstairs, ceiling fans have been installed in two bedrooms to enhance airflow and energy efficiency, while the spacious primary suite features heated floors, a brand-new oversized window (2024), flooding the room with natural light. The home's layout offers multiple living areas across three finished levels, ideal for families of all sizes or those needing extra space for guests, hobbies, or remote work. The kitchen, dining, and living spaces are



well-connected, yet distinct, allowing for both open entertaining and quiet retreats.

This property sits in the heart of Westridge, within walking distance to schools, parks, pathways, and Okotoks’s amenities. With no condo fees, a double attached garage, a landscaped yard, and numerous high-end improvements already completed, this home presents a rare opportunity to move into a turnkey property in a mature, family-friendly community. Flexible possession is available.

Built in 1990

Essential Information

MLS® #	A2254349
Price	\$700,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	24 Westridge Drive Sw
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1N2

Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s), Beamed Ceilings, Chandelier, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Decorative, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Backs on to Park/Green Space, Garden, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 12th, 2025
Days on Market	20
Zoning	R1

Listing Details

Listing Office	eXp Realty
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