

# \$325,000 - 306, 50 Westland Road, Okotoks

MLS® #A2219538

**\$325,000**

2 Bedroom, 2.00 Bathroom, 507 sqft

Residential on 0.00 Acres

Westridge, Okotoks, Alberta

Well-maintained and move-in ready, this 2-bedroom, 2-bathroom bungalow style townhome offers over 1050 sq. ft. of thoughtfully designed living space across two levels.

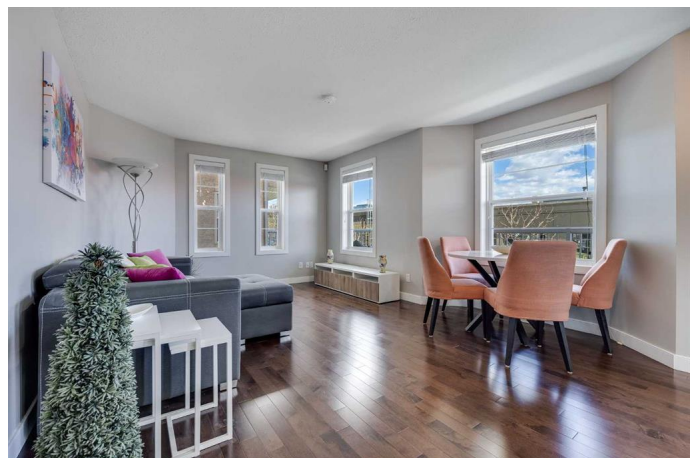
The upper floor features hardwood flooring, a functional kitchen with white cabinetry and an island, plus a spacious living and dining area with access to an impressive east-facing balcony—ideal for outdoor meals or enjoying morning light.

Downstairs, brand new carpet adds warmth to both bedrooms, including a generously sized primary with a walk-in closet. A full 4-piece bathroom serves the lower level, while a 2-piece bath is conveniently located upstairs.

Additional features include newer stainless steel appliances, updated lighting, neutral paint throughout, and a single attached garage. Located in a dog-friendly complex with reasonable condo fees, close to schools, shopping, and key amenities.

A smart option for first-time buyers, down-sizers, or investors looking for quality and convenience. Don't forget to check out the 3D tour. Book your showing today!

Built in 2004



## Essential Information

MLS® #	A2219538
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	507
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	306, 50 Westland Road
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2G4

## Amenities

Amenities	Gazebo
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	5
Zoning	NC

### **Listing Details**

Listing Office	Greater Property Group
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