

# \$640,000 - 10 Westfall Crescent, Okotoks

MLS® #A2198542

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,689 sqft  
Residential on 0.11 Acres

Westridge, Okotoks, Alberta

Welcome to the stunning community of Westridge! From the moment you step through the front door, you'll be greeted by an impressive 18-foot ceiling in the entranceway. This home features brand new floors throughout the main level, a fresh coat of paint, and meticulous attention to detail.

The spacious office, complete with French doors and a large window, offers the perfect environment for working from home. The open-concept floor plan is ideal for entertaining, with a dining nook that boasts beautiful bay windows, allowing ample light and picturesque views of your private backyard. The living room, with its stone fireplace, creates a cozy atmosphere for those chilly winter nights.

On the main floor, you'll also find a mudroom off the double car garage and a convenient powder room. Upstairs, hardwood floors continue throughout, leading to three generously sized bedrooms, a library, and two full bathrooms with skylights. The primary bedroom is expansive, featuring its own walk-in closet.

The fully finished basement is designed for relaxation, with in-floor heating, a large bedroom, a den, a huge family room, and a full bathroom. This space is perfect as a man cave or a private retreat. Additionally, the home includes a brand new furnace and a new hot



water tank, ensuring comfort and efficiency.

Come and experience this exceptional home in Westridge!

Built in 1999

### **Essential Information**

MLS® #	A2198542
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,689
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10 Westfall Crescent
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1V6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	French Door, High Ceilings, Kitchen Island, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	30
Zoning	TN

### **Listing Details**

Listing Office      Makey Real Estate Elite Inc.

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