

# \$650,000 - 20 Westland Gate, Okotoks

MLS® #A2244976

**\$650,000**

5 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.12 Acres

Westridge, Okotoks, Alberta

Spacious 5-Bedroom Home with Oversized Garage, Pool & Stunning Views!

This exceptional five-bedroom home features an incredible 812 sq. ft. garage—large enough to accommodate four vehicles with ease. Above the garage, enjoy a massive rooftop deck with a pergola and panoramic views of the park and the Town of Okotoks—a perfect space for relaxing or entertaining.

The newly redesigned backyard is an outdoor oasis, complete with a pool, fresh landscaping, offering the ultimate space for summer fun and family time.

Inside, the main level is bright and airy with vaulted ceilings, a wood-burning fireplace, updated flooring and fresh paint, and three bedrooms—including a primary suite with ensuite bath.

The fully developed lower level boasts brand-new flooring, fresh paint, two additional bedrooms, a den/craft room (currently used as a 6th bedroom), a laundry room with garage access, and a spacious family room with gas fireplace and partial kitchen—ideal for extended family or guests.

Located within walking distance to shops, parks, and your morning coffee, this home blends lifestyle, location, and functionality.



Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244976    |
| Price          | \$650,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,330       |
| Acres          | 0.12        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 20 Westland Gate |
| Subdivision | Westridge        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S1N1           |

**Amenities**

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                |
| Parking        | Double Garage Attached, Heated Garage, Oversized, Rear Drive, Workshop in Garage |
| # of Garages   | 4                                                                                |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                                                                                |
| Cooling           | None                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                      |
| Fireplaces        | Electric, Family Room, Wood Burning                                                                                                    |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Wood                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 91               |
| Zoning         | TN               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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