

\$309,500 - 218, 50 Westland Road, Okotoks

MLS® #A2253315

\$309,500

2 Bedroom, 2.00 Bathroom, 556 sqft

Residential on 0.00 Acres

Westridge, Okotoks, Alberta

Discover Townhouse 218; a wonderfully maintained home with large South facing balcony and private attached garage. Here are 5 things we LOVE about this home (and we're sure you will too): 1. A FLOOR PLAN MADE FOR REAL LIFE: As townhomes across Alberta trend smaller and smaller, Townhouse 218 is a breath of fresh air! With 1,168SqFt of refined and functional living space, 2 bedrooms, 1.5 bathrooms and a private attached garage, this is a full-size home! The main floor is thoughtfully designed with a spacious open concept living/dining area highlighted by South and East facing windows providing all day natural light with a serene tree-lined outlook. The kitchen is truly the heart of this home with ample work/storage space along with a breakfast breakfast bar. Whether you're preparing a feast or simply warming up takeout you will feel right at home here! Downstairs, find two well-proportioned bedrooms with a surprising amount of natural light (ideal if you're using the second bedroom as a home office). The primary is perfectly equipped with an oversized walk-in closet and cheater ensuite while easily accommodating your furnishings. 2. LOCATION IN THE COMPLEX: Ideally located with direct street access and no units in front of you (notice the difference in open space with the interior units) this end unit has a Southeast exposure making your home wonderfully bright throughout the day. 3. A CENTRAL AND ESTABLISHED



COMMUNITY: Westridge is a well-established community located in Southwest Okotoks. Residents enjoy wide, tree lined streets, numerous parks/playgrounds and dozens of nearby shops, services and amenities plus you are walking distance to Westmount School (K-9) 4. A WELL MAINTAINED AND MANAGED COMPLEX: Zen Phase One is a well-maintained townhouse complex built in 2004 featuring spacious homes with attached garages and reasonable condo fees (406/month) in a central Location. 5. MOVE IN READY: This home has been well-loved and wonderfully maintained and is waiting for its next family. If you're in the market for a modern home in a central location with an attached garage and room to grow Townhouse 218 should be at the top of your list!

Built in 2004

Essential Information

MLS® #	A2253315
Price	\$309,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	556
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	218, 50 Westland Road
Subdivision	Westridge
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 2G4

Amenities

Amenities	Visitor Parking, Gazebo
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Master Downstairs, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, 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	BBQ gas line
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	11
Zoning	NC

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.