

**84 Westland Street Okotoks, AB T1S 0K9**



<b>Class:</b>	Detached	<b>Area:</b>	Okotoks
<b>County:</b>	Foothills County	<b>Zone:</b>	
<b>Type:</b>	House	<b>Community:</b>	Westridge
<b>Levels:</b>	Two	<b>Ttl Beds:</b>	4
<b>Year Built:</b>	2012	<b>F/H Bth:</b>	3/1
<b>LINC#:</b>	<a href="#">0033070038</a>	<b>LP/SF:</b>	\$266.29
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	Suite - Illegal
<b>Possession:</b>	Other/See Remarks/45 Days Neg - March 15th Earliest		
<b>Lot Dim:</b>		<b>Lot Size:</b>	5573 SqFt
<b>Front Length:</b>	13.42M 44` 0"	<b>Lot Depth:</b>	38.59 M 126.61'
<b>Legal Desc:</b>	0810906/12/7		
<b>Legal Pln:</b>	0810906	<b>Blk:</b>	12
		<b>Lot:</b>	7
		<b>Condo:</b>	No
<b>Land Use:</b>	R1	<b>Tax Amt/Yr:</b>	\$3,870.00/2019
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	Contact Agent for Details	<b>Front Exp:</b>	W
<b>Restrict:</b>	Restrictive Covenant-Building Design/Size, Utility Right Of Way		

**Public Remarks:** COME VIEW THE 3D TOUR, EXTRA PHOTOS & FULL DESCRIPTION - Click on the Multimedia Button! Plenty of curb appeal with this fully finished two storey walkout close to the best of Okotoks shopping and walkable to the local school! Inside, French doors lead you into a spacious den/sitting room that would also work great as a playroom. The upgraded kitchen has masses of granite counters, upgraded stainless steel appliances including a gas top stove, extended height cabinetry, pot & pan drawers & a walk-in pantry. The kitchen is adjacent to a dining area that's big enough for family & friends & offers splendid views across town, which can also be enjoyed from the main floor deck with its elegant privacy screening! The living room has a cozy gas fireplace & also offers panoramic views of Okotoks! The main floor completes with a half bathroom & a very convenient walk-in coat closet by the entrance! Upstairs, you'll love the large master bedroom & the wonderful views that it offers, as well as the sumptuous 5 piece en-suite bathroom & very generous walk-in closet. The equal sized second & third bedrooms share the 4 piece family bathroom. All 3 bedrooms feature high quality HunterDouglas room darkening cellular shades. The laundry room completes the well laid out upper level. The fully finished walkout basement offers a living room, full bathroom & bedroom but has also been greatly enhanced by the addition, by the current owners, of laundry facilities in the utility room & a full kitchen, completed to the same style & quality of the main floor kitchen, complete with granite countertops & quality stainless steel appliances. This makes the basement an ideal solution for a teenage child or other relative, or alternatively, a very comfortable solution for occasional guests. Or maybe, you'll enjoy it as a Summer kitchen before stepping out to dine outside. We are not finished yet! The well landscaped & fully fenced rear yard also features a large shed with power & light & a quite fabulous, oversized, heated, double detached garage with a side mounted garage opener, 220 V wiring, sound system wiring & durable polyaspartic flooring! Adjacent to the garage & fully enclosed behind swing gates out to the rear lane, is a gravel RV/trailer parking pad! Other recent years additions to the home include fresh paint, a water softener & a central vacuum system. Make it yours!

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b>	3	<b>Main:</b>	94	<b>Mtr2</b>	1,010	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	<b>Rms Abv:</b>	7	<b>Upper:</b>	94	<b>Mtr2</b>	1,010	<b>SqFt</b>
<b>Garage Dim:</b>	24`0" x 26`0"						<b>Blw Grade:</b>	61	<b>Mtr2</b>	659	<b>SqFt</b>	
							<b>Total AG:</b>	188	<b>Mtr2</b>	2,020	<b>SqFt</b>	

**Property Information**

<b>Basement:</b>	Finished, Walk-Out	<b>Lndry Feat:</b>	In Basement, Laundry Room, Upper Level
<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Cooling:</b>	None
<b>Construction:</b>	Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	1/Gas, Living Room, Mantle, Stone
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood, Laminate
<b>Exterior Feat:</b>	Storage	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Deck, Front Porch, Screened
<b>Reports:</b>	Chattel/Equipment, RPR with Compliance		
<b>Parking:</b>	220 Volt Wiring, Alley Access, Insulated, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking		
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Comm Feature:</b>	Park, Schools Nearby, Playground, Shopping Nearby		
<b>Lot Features:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Views		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Oven, Gas Oven, Humidifier, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Water Softener		
<b>Other Equip:</b>	Call Listing Agent, List Available, Ceiling Fan(s), Central Vacuum/Attachments, Garage Door Opener		
<b>Goods Exclude:</b>	Contact listing agent for full list of included and excluded items.		
<b>Utilities:</b>	Cable Available		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).