

# \$1,049,000 - 120 Westland View, Okotoks

MLS® #A2253671

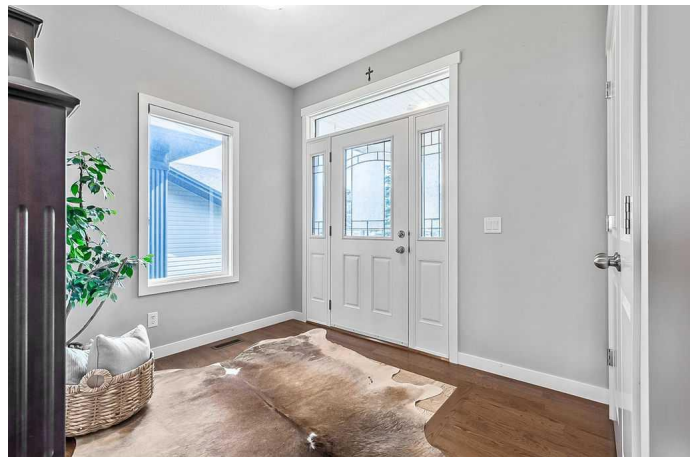
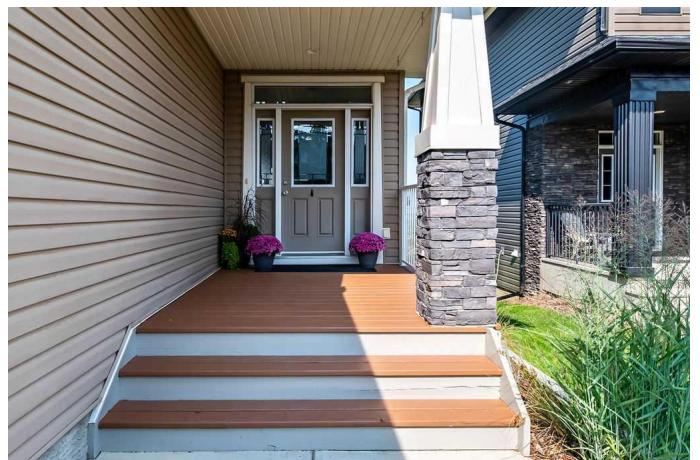
**\$1,049,000**

4 Bedroom, 4.00 Bathroom, 2,454 sqft

Residential on 0.13 Acres

Westridge, Okotoks, Alberta

**\*\*Open House Saturday 2-4\*\*** If **OVERSIZED TRIPLE GARAGE, WALKOUT BASEMENT,** and backing onto open space are on your wish list, then youâ€™ve hit jackpot! Located in one of Westmount's **PREMIER CUL-DE-SACS** adjacent to endless paths and parks, this home features nearly 3300sqft developed space. One step inside (click 3D for virtual video or come by our open house), and you will fall in love with its superb layout, warm ambiance, and expansive views. **MAIN FLOOR** features large entrance, study with double barn doors, living room with gas fireplace, dining area with huge windows overlooking parks & pathways, kitchen with large island, walk-through pantry, granite countertops & ss appliances (incl gas range), and rear hall with built-ins. **UPPER FLOOR** features bonus room with vaulted ceiling and more views, spacious primary bedroom with walk-in closet and gorgeous ensuite bathroom, two more bedrooms and full bathroom. **WALKOUT BASEMENT** features recreation room with wet-bar, fourth bedroom and yet another full bathroom. **STEP OUT TO BACK YARD** to experience outdoor living at its best with oversized lounging area perfect for family gatherings, beautifully landscaped yard with mature trees, and access to endless paths and parks. **OVERSIZED TRIPLE GARAGE** is heated and easily accommodates three trucks, plus a nice sized workshop space to boot! Did we mention AC, hardwood, new carpet, and underground irrigation system? Truly this



TRIPLE GARAGE HOME w WALKOUT  
BASEMENT is one of the best, and a rare gem  
to hit Okotoks! RECENT UPDATES:  
basement finished (2022), AC (2021), paint  
(2020), hot water tank (2022), carpet (2023),  
underground sprinklers (2021), composite  
balcony planks (2023).

Built in 2011

### Essential Information

MLS® #	A2253671
Price	\$1,049,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	120 Westland View
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0K9

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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