

# \$775,000 - 11 Westridge Rise, Okotoks

MLS® #A2233289

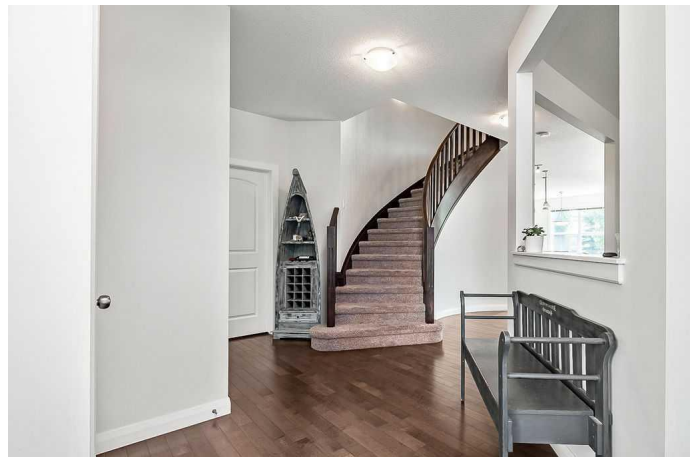
## \$775,000

4 Bedroom, 4.00 Bathroom, 2,419 sqft

Residential on 0.11 Acres

Westridge, Okotoks, Alberta

Check out this stunning 4-bedroom home with over 3,400 sq. ft. of developed living space in the sought-after community of Westridge. Perfectly positioned on a quiet street, this home backs onto a tranquil greenspace and hillside, with direct pathway access—ideal for walking, biking, or catching up with neighbours. The west-facing, fully fenced backyard is a peaceful retreat, perfect for entertaining or soaking up the sun. Enjoy BBQs on the deck, relax while watching local wildlife, or let the kids play just steps away at nearby playgrounds. Inside, you'll find a bright and functional main floor layout with 9' ceilings, hardwood floors, and a showstopping curved staircase. The spacious kitchen features a massive granite island, black appliance package, and walk-through pantry that connects to a mudroom off the double attached garage—a thoughtful layout for busy families. The great room with a gas fireplace and custom built-ins flows into the large dining area with sliding doors to the backyard, while the flex room off the entryway offers the perfect home office or playroom. A convenient 2-piece bath completes the main level. Upstairs, the vaulted bonus room is filled with natural light and offers a great space for relaxing or movie nights. The primary retreat overlooks the hillside and features a spacious 5-piece ensuite with deep soaker tub, tile shower with bench, dual vanities, a private water closet, and a large walk-in closet. Two additional bedrooms and a full 4-piece bath



complete the upper level. The basement is fully finished with a fourth bedroom, 4-piece bathroom, and a large open rec room with wet bar. This home offers excellent curb appeal, parking for four vehicles, and quick access to shopping, restaurants, schools, and major routes. It's the ideal blend of space, location, and thoughtful upgrades—a true gem in Westridge! Don't miss this opportunity—book your private showing today!

Built in 2012

**Essential Information**

MLS® #	A2233289
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,419
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	11 Westridge Rise
Subdivision	Westridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0J9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Water Softener, 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, Backs on to Park/Green Space, Landscaped, Treed, Gentle Sloping, No Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 26th, 2025

Days on Market 70

Zoning TN

### Listing Details

Listing Office CIR Realty

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