



ID# 10769

MLS®# A1139882

\$244,900



Westridge 308 50 Westland Road Okotoks

Condo
Condo - Multiple Level
Year Built:2004



2 Bedrooms



3 Bathrooms



1,188 Square Feet

For additional information on this listing please call the Listing REALTOR® at:

403-993-1334

Property Highlights

Beautifully RENOVATED 2 bed, 2.5 bath 1188 sq ft townhome with a single ATTACHED GARAGE. The garage and foyer occupy most of the ground level. Step up to a BRIGHT & SPACIOUS open plan on the main level. NEW laminate flooring & knockdown ceiling on the main floor. NEW carpet on the stairs & upper floor. A large kitchen offers natural tone cabinetry, laminate counter, BRAND NEW STAINLESS appliances, UPDATED lighting, & CENTRAL island. LARGE dining and living area w/ lots of windows. Upstairs, a SPACIOUS master bedroom with a walk-in closet and 4-pce ensuite w/ SOAKER tub/shower combo. A good sized 2nd bedroom, 3-pce bathroom with a shower, & convenient UPPER laundry. Freshly painted with beautiful modern natural tones. BRAND new hot water tank.

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10769](https://rhinorealty.com/?ID=10769)



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All information is believed to be accurate, but is not guaranteed. Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$244,900

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308 50 Westland Road
Okotoks, AB T1S 2J4

GENERAL DETAILS

Community: Westridge
Property Type: Condo
Style: Condo - Multiple Level, attached
Year Built: 2004
of Finished Levels: 3
Floor Number: Below Grade
Sq Ft Above Grade: 1188
Total Dev'pd Sq Ft: 1188
Front Windows Face: East
Back Yard Faces: West

INTERIOR

Bedrooms: 2 total; 2 above grade
Bathrooms: one 2-piece; one 3-piece; one 4-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	12.8x12.0	3.89x3.66
Dining Room	Main Floor	12.9x8.9	3.94x2.72
Kitchen	Main Floor	12.3x8.4	3.76x2.57
Master Bedroom		15.7x12.2	4.8x3.73
Bedroom		11.6x8.8	3.53x2.69

Basement: none
Flooring: laminate, carpet
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, all window coverings
Interior Features: stainless steel appliances, knock down/upgraded ceiling texture, no animals, no smoking

EXTERIOR

Exterior Finish: stucco
Foundation: Concrete
Roof: Asphalt
Parking Type: single attached
Total # of Parking Spots: 1
Location Attributes: fully landscaped, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, landscaped
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions Feet Metres

Property Taxes: \$1872, Annual
Condo Fee: \$372.24, Monthly
Condo Fee Includes: water & sewer, exterior maintenance, common property insurance, reserve fund contributions, management fees



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