

\$504,000 - 1306, 200 Southridge Drive, Okotoks

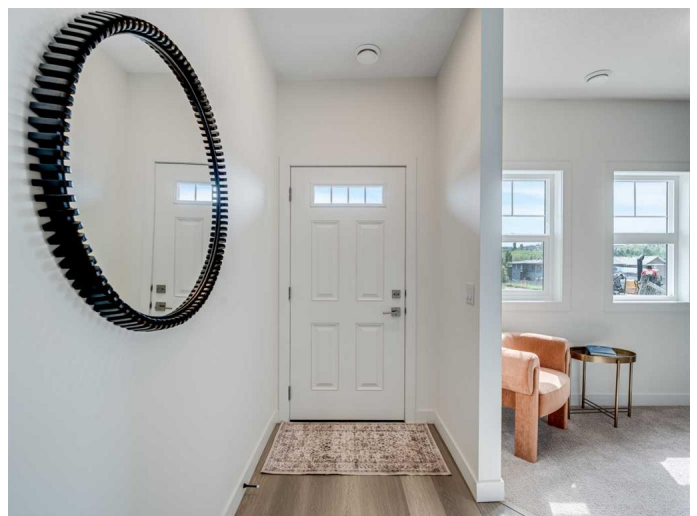
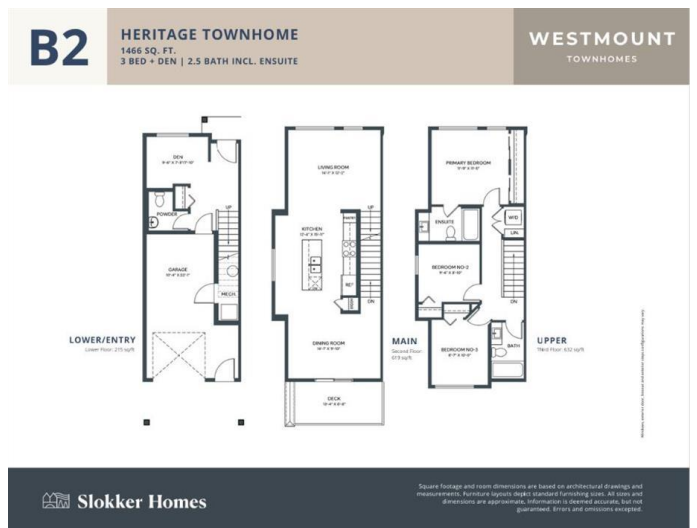
MLS® #A2266631

\$504,000

3 Bedroom, 3.00 Bathroom, 1,466 sqft
Residential on 0.02 Acres

Westmount_OK, Okotoks, Alberta

Discover a life of elegance and convenience in this stunning three-story townhome located in the heart of Westmount, Okotoks. Built by the reputable Slokker Homes, this exquisite property offers a blend of modern luxury and functional design within one of the town's most desirable, family-friendly communities. The main level welcomes you with a bright, open-concept floor plan that seamlessly connects the living and dining areas, perfect for entertaining. The gourmet kitchen is a true highlight, boasting sleek quartz countertops, a breakfast bar, and high-end stainless steel appliances. This main floor features soaring knockdown ceilings, durable vinyl plank flooring, two-tone cabinetry with soft-close drawers, SS appliances, and much more. Upstairs, you'll find the conveniently located laundry and three generous bedrooms, including the primary retreat complete with full ensuite. The home's three-story layout, featuring 2.5 baths, provides an abundance of living space and thoughtful details throughout. This property comes with an attached garage and an EXTRA TITLED parking stall. The prime Westmount location is unbeatable, offering easy access to the Westmount K-9 school and extensive community walking trails and parks. Enjoy a lifestyle of convenience with essential shopping, dining, and services just moments away at the Westmount Centre retail hub. This home is the perfect blend of style, comfort, and location, providing a great base for your



life in the foothills.

Built in 2026

Essential Information

MLS® #	A2266631
Price	\$504,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.02
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1306, 200 Southridge Drive
Subdivision	Westmount_OK
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0B2

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Stall, Titled
# of Garages	1

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vinyl Windows
Appliances	Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	October 23rd, 2025
Days on Market	11
Zoning	GC
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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