

# \$615,000 - 16 Wedderburn Gate, Okotoks

MLS® #A2215964

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,454 sqft

Residential on 0.07 Acres

Wedderburn, Okotoks, Alberta

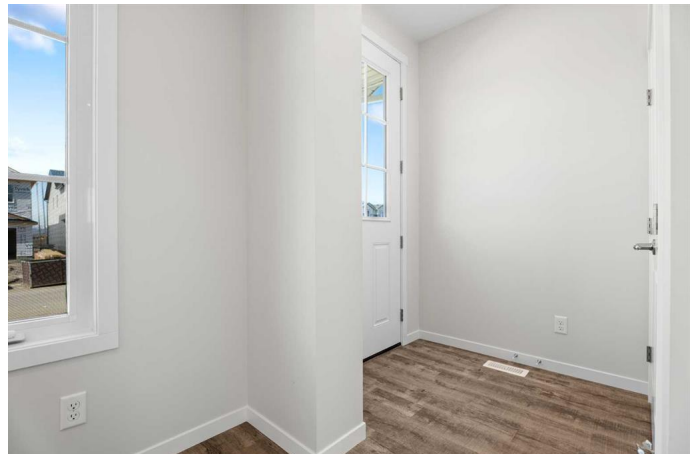
Why Wait to Build? Your Brand New Dream Home in Wedderburn Awaits!

Welcome to this beautiful, move-in ready detached home in the desirable community of Wedderburn in Okotoks. Offering the perfect blend of modern design and thoughtful functionality, this 3 bedroom, 2.5 bathroom home is ideal for families, professionals, or investors looking for suite potential (pending town approval)

Step inside to a bright and open floor plan that's perfect for everyday living and entertaining. The stunning white kitchen is the heart of the home, featuring sleek cabinetry, stainless steel appliances, quartz countertops, and a spacious island that invites gathering. The open-concept living and dining areas are filled with natural light, creating a warm and inviting space.

Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private ensuite bathroom. The upper floor also offers a convenient laundry area and full bathroom for added ease.

A separate side entrance provides excellent potential for a future basement suite (pending town approval) - ideal for multi-generational living or rental income.



Located in the family-friendly community of Wedderburn, you're close to parks, schools, pathways, and all the small-town charm that Okotoks has to offerâ€”just minutes from Calgary.

This is your opportunity to own a new home with full warranty in place without the wait!! Book your showing today!!!

Built in 2024

**Essential Information**

MLS® #	A2215964
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,454
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	16 Wedderburn Gate
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5X2

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	61
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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