

# \$629,000 - 16 Wedderburn Gate, Okotoks

MLS® #A2215964

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,454 sqft

Residential on 0.07 Acres

Wedderburn, Okotoks, Alberta

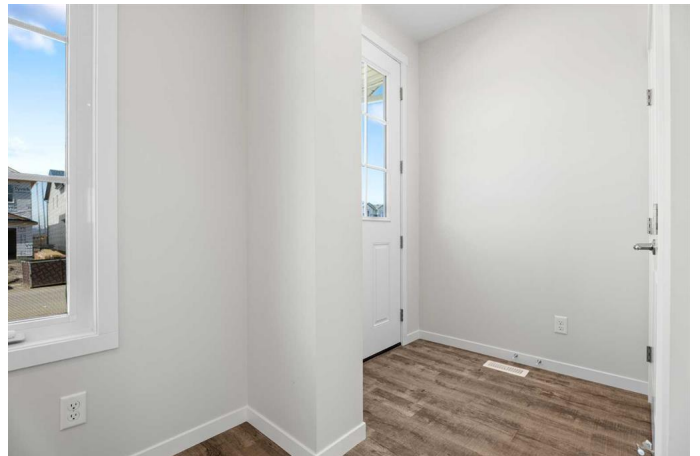
Why Wait to Build? Your Brand New Dream Home in Wedderburn Awaits!

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 thatâ€™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, youâ€™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)â€”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	\$629,000
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	13
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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