

# \$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

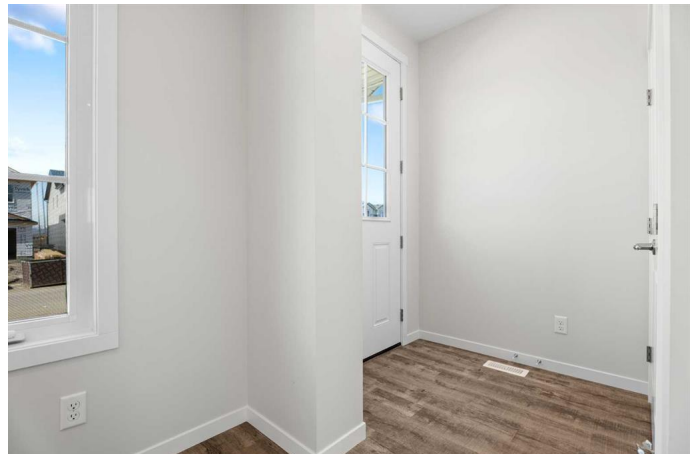
Why Wait to Build? Your Brand New Dream Home in Wedderburn Awaits!

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 | 63            |
| Zoning         | TN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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