

# \$615,000 - 72 Wedderburn Drive, Okotoks

MLS® #A2238885

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,448 sqft

Residential on 0.07 Acres

Wedderburn, Okotoks, Alberta

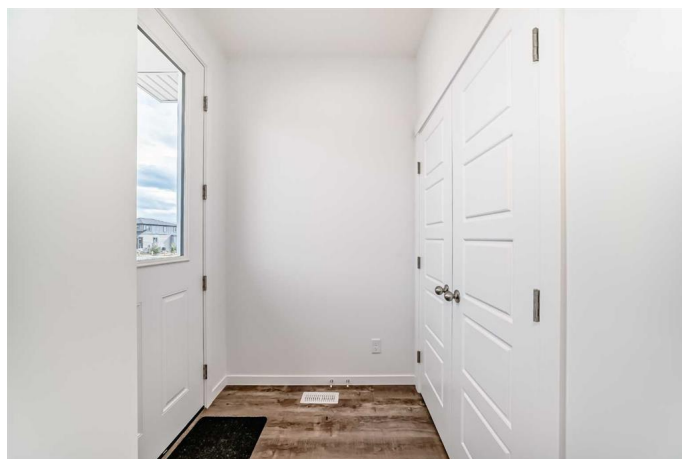
Discover your move-in-ready dream home in Wedderburn, Okotoks, just 25 minutes from Calgary via Highway 2A—a never-occupied 1,448 sq. ft. gem by Anthem, perfect for buyers seeking a turnkey haven with a builder's new home warranty. The open-concept main floor dazzles with sunlight through an extra dining window, durable LVP flooring, and a seamless living-dining space for cozy nights or gatherings. The upgraded kitchen shines with ceiling-height soft-closing cabinetry for ample storage, sleek stainless steel appliances, quartz countertops, a spacious island, under-cabinet lighting, and a walk-in pantry. Upstairs, your primary suite boasts a walk-in closet and 3-piece ensuite, plus two bedrooms with walk-in closets, a full bath, and a stackable washer/dryer. A side entrance and 9'™ basement with two windows offer future suite potential (pending town approval), while a deck with a BBQ gas line awaits summer evenings. Minutes from St. James School, Wedderburn Park, D'Arcy Crossing shops, and commuter routes, this energy-efficient home blends tranquility and convenience. Stop dreaming and book your private showing today to embrace the Wedderburn lifestyle!

Built in 2025

## Essential Information

MLS® #

A2238885



Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Wedderburn Drive
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5X2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	7
Zoning	TN

**Listing Details**

Listing Office	RE/MAX Complete Realty
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