

# \$809,900 - 5 Wedderburn Gate, Okotoks

MLS® #A2227543

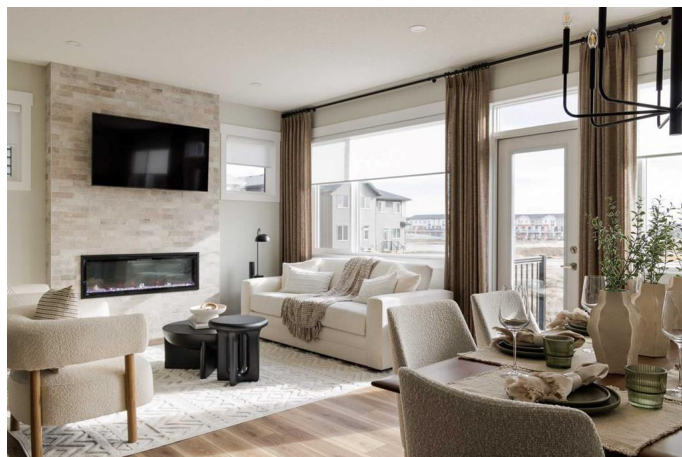
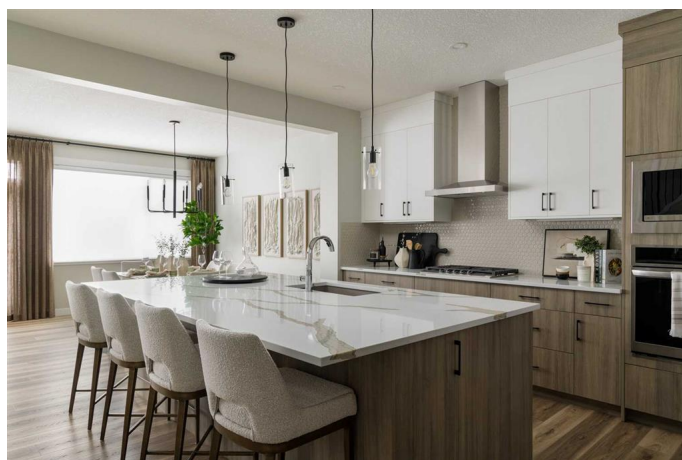
**\$809,900**

3 Bedroom, 3.00 Bathroom, 2,294 sqft

Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

Backing onto green space with a west-facing backyard and views of the Rocky Mountains, this is one of the best lots available in Wedderburn. Anthem™s Front Drive 120 model offers 2,294 sq. ft. of well-planned living space, with 3 bedrooms, 2.5 baths, and a layout that works for busy family life. The main floor features a bright, open layout with a front-facing den, a comfortable great room with fireplace, and a dining area that opens onto the rear deck, complete with aluminum railing, glass inserts, and a gas line rough-in for a BBQ. The kitchen is thoughtfully finished with quartz countertops, an undermount Silgranit sink, two-toned cabinetry, and a premium appliance package that includes a gas range. Upstairs, a central bonus room separates the secondary bedrooms from the spacious primary suite, which includes a walk-in closet and a spa-inspired ensuite. You™ll also find a main bath, upper floor laundry, and plenty of storage. With a side entrance and 9â€™™ basement, this home offers flexibility for future development. Located in the growing community of Wedderburn, with schools, playgrounds, green spaces, and future retail all nearby, this home offers a practical and comfortable place to settle in Okotoks. (Rendering and photos are representative)



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227543    |
| Price          | \$809,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,294       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

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

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                     |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Views |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 11             |
| Zoning         | TN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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