

# \$598,900 - 72 Wedderburn Drive, Okotoks

MLS® #A2247273

**\$598,900**

3 Bedroom, 3.00 Bathroom, 1,448 sqft

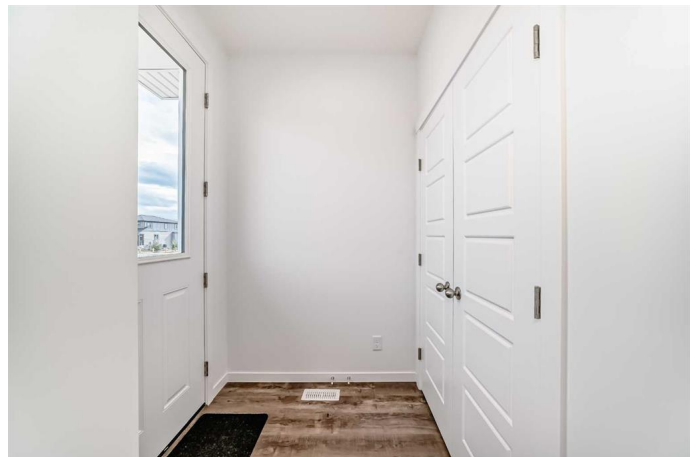
Residential on 0.07 Acres

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 bedroom 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 (subject to approval and permitting by the city/municipality), while a BBQ gas line in back 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® #         | A2247273    |
| Price          | \$598,900   |
| 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    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | TN               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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