



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**53 Highwood Drive
Okotoks, Alberta**

MLS # A2243271



\$1,200,000

| | | | |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| Division: | Wedderburn | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,995 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Front Drive, Garage Door Opener, Heated Garage, Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap | | |

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar | | |

Inclusions: Hot Tub, Shed, Gem Stone lighting, 4 TV wall mounts

Here it is! Your Dream Home- this one truly has it ALL and more! Impressive Fully Developed Walk Out includes a total of 5 bedrooms (one of the upper bedrooms has a 4 pc ensuite plus walk in closet) The Primary Bedroom is complete with a 5 piece Spa inspired Ensuite, Massive walk in closet - it is spectacular! Total of 4.5 baths in this home. The laundry room has its own dedicated room, washing sink with the ease of connection into the Primary owners walk in closet. Featuring 3912 sqft of developed living space. Attached Triple Car garage with high ceilings, Heated AND 8' high doors. The Main floor consists of a dedicated office with a feature wall. Luxury Vinyl Plank Flooring, Gourmet Kitchen complete with custom built in pantry, oversized kitchen Island w/breakfast bar and lots of upgrades at the time of the build. 9' ceilings, large family dining area and beautiful living room. Step outside to the 30' wide back deck finished with maintenance free duradek. Upstairs has a generous sized Family Bonus Room with gorgeous Mountain Views. This home benefits from additional goods such as A/C, Gemstone exterior lighting (front and back) Hot Tub, Water Softener, Radon circulation fan. Quartz counters are install all throughout the home to maintain the high quality level of finishings. Walk out level is complete with Luxury Vinyl Plank flooring, custom built wet bar, Family area plus Games/ Rec area. The 5th Large bedroom is also located on this level, 4 pc bath and finished with 9' ceilings. Impressive 30' wide concrete patio which is fully covered, Gemstone lighting and Hot Tub. Backyard is beautiful! Professionally landscaped, meticulously cared for plus backing onto a quieter area walking path. You will notice and enjoy the abundance of natural light that flows all through the home. It is very refreshing!

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