



**GRASSROOTS**  
REALTY GROUP

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

**74 Wedderburn Drive  
Okotoks, Alberta**

**MLS # A2277430**



**\$569,900**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautiful brand-new property in Okotoks. This house is situated in a new quite community, family-friendly neighborhood. A short walk to D&rsquo;Arcy Ranch Golf Club, and shopping like Safeway, shoppers Drug Mart, Starbucks, Dollarama, Pet value and more. As soon as you step in to this property you will be greeted by nice foyer and coat closet. The main floor offers open layout, great kitchen with stainless steel appliances, Quartz countertops, good size kitchen island, upgraded cabinets with soft closing and under-cabinet lighting. The kitchen also comes with a generous size pantry with wired shelving. As you walk away to the back of the house, you will have access to a two-piece bathroom, a built-bench and a back door that leads you to a good size deck with railing, BBQ gas line to enjoy the summer days on your backyard. As you walk to the second floor you will find three bedrooms, tow and half bathrooms, stackable washer and dryer and a linen closet. Every bedroom comes with walk-in closet. This property also has a side entrance that leads to the basement. The basement has a great layout that offers excellent opportunity for development. 9&rsquo; foundation walls and two windows and all mechanicals are in one corner. This is an incredible opportunity in Okotoks. Book you showing through showing time.