



**29 Highwood Drive  
Okotoks, Alberta**

**MLS # A2286396**



**\$1,195,000**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,253 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	High Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Manufactured Floor Joist, Mixed, Stone, Wood Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to an extraordinary custom-built farmhouse by Batten Lane in the prestigious community of Wedderburn in Okotoks &mdash; a residence where refined craftsmanship meets timeless elegance. From the moment you arrive, the home's striking curb appeal, architectural charm, and warm, inviting presence create an unforgettable first impression. A gracious and spacious foyer welcomes you inside, immediately setting the tone for the thoughtful design. Just off the entry, a beautifully appointed office offers both functionality and sophistication, complete with bespoke built-in cabinetry and a custom desk. As you continue into the heart of the home, the 10 ft ceilings and breathtaking kitchen unfolds in true European Tuscan farmhouse style. Floor-to-ceiling custom maple cabinetry, rich in detail and warmth, is perfectly complemented by white oak flooring that flows seamlessly throughout the main level. A generous central island anchors the space, while a statement custom hood fan, built-in appliances, and exquisite imported tile elevate the design. Expansive windows capture sweeping west-facing mountain views and southern vistas overlooking Okotoks. The adjoining dining and living areas are designed for both intimate evenings and elegant entertaining. A custom gas fireplace provides warmth and ambiance, while an abundance of windows invites natural light and frames the stunning landscape beyond. Completing the main floor is a thoughtfully designed mudroom featuring custom cabinetry and a pristine dog bath. Ascending to the upper level, you are welcomed by a stunning bonus room perfectly positioned to take full advantage of the south-facing views over Okotoks and the majestic Rocky Mountains to the west. Three spacious bedrooms offer comfort and refinement. The primary retreat is a sanctuary unto itself, showcasing a spa-inspired

ensuite with dual vanities, a freestanding soaking tub, and an oversized custom walk-in shower. Two additional bedrooms share a beautifully appointed bathroom. The laundry room is exceptional &mdash; custom cabinetry and farmhouse sink create a space as beautiful as it is functional. The fully developed lower level elevates this home even further. In addition to a completely separate legal basement suite with its own private entrance, quartz countertops, stainless steel appliances, and stacking washer and dryer &mdash; the lower level also features an additional bedroom or multifunction room with a full private ensuite. Bright, airy, and finished to the same uncompromising standards as the upper levels, nothing has been overlooked. Outdoors, the property truly shines. Situated on one of the largest lots in Wedderburn, the expansive south-facing backyard offers endless opportunity for relaxation and recreation. A two-tiered deck with pergola creates the perfect setting for summer entertaining with the Aqua Trainer 17AX and open skies. Every detail of this residence has been meticulously curated, the epitome of luxury farmhouse living.