



**46 Highwood Drive  
Okotoks, Alberta**

**MLS # A2294345**



**\$1,049,900**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,635 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement mini fridge, Garage gas heater.

Pond views, sunset evenings and thoughtfully designed spaces for everyday living - welcome to one of Wedderburn's most desirable offerings. Backing directly onto the pond and pathway system, this exceptional home delivers a rare blend of privacy and connection to nature. Walking distance to schools, park, dog park and pump track, this location offers an ideal balance of outdoor living and everyday convenience. The professionally landscaped backyard is designed for unforgettable gatherings, featuring a custom patio with fire pit, pergola lounge area and serene water views that create a true retreat. The rear deck with BBQ gas line extends the entertaining space, making it effortless to host in every season. Inside, the main level offers beautifully defined yet connected living zones. A dedicated home office provides quiet focus, while the enclosed flex/media room with French doors is ideal for kids study, gaming, or additional lounge space. The inviting family room with modern fireplace flows seamlessly into the gourmet kitchen - complete with built in appliances, gas cooktop, quartz countertops and a walk through pantry - creating the perfect setting for both daily life and entertaining. Upstairs, the primary suite is a private retreat featuring a spa inspired ensuite with jetted tub, rain head shower and generous walk in closet. Three additional bedrooms provide flexibility for growing families - one with its own private ensuite, while the remaining two share a well appointed full bathroom. A bright bonus room overlooking the pond offers the perfect space for movie nights or relaxed family time, and the upper level laundry room adds everyday convenience. The fully finished basement is designed for entertaining, showcasing a large recreation area, custom wet bar, games space, fifth bedroom, full three piece bathroom and convenient side entrance access -

offering versatility for guests or extended family. Additional highlights include custom mudroom built ins, heated garage with epoxy flooring, central air conditioning, water softener and elevated finishes throughout. Combining modern design, functional family living and breathtaking pond views, this home offers a lifestyle opportunity rarely available in today's market. Some photos were taken in August 2025 to highlight the pond during the summer season.