



GRASSROOTS
REALTY GROUP

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3 Wedderburn Gate Okotoks, Alberta

MLS # A2121543



\$740,000

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Wedderburn and this brand new home built by the award winning builder Prominent Homes. This spacious home has over 2100 square feet and features an office on the main floor which is perfect for working from home plus a large mudroom, walk-through pantry, and an open concept Kitchen, Dining room and grand open to above great room! The upper floor has 3 large bedrooms including a Primary bedroom with luxurious 5 piece ensuite, nice size walk-in closet that is conveniently connected to the laundry room. The other bedrooms also have walk-in closet and the bonus room completes the upstairs. Possession will be Fall 2024. Call to book your private showing today or visit our show home located at 8 Emerson Crescent.