



**23 Wedderburn Gate  
Okotoks, Alberta**

**MLS # A2126639**



**\$699,900**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

**Inclusions:** N/A

Please visit the show home for further questions - Welcome to the new community of Wedderburn! This is the the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom home with an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen, nice size island, Nook and Family Room. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be in Fall of 2024. Please visit the Prominent Homes Show home located at 8 Emerson Crescent or Call to book your private showing today!