



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 WEDDERBURN Gate, Okotoks T1S5X2**

MLS® #: **A2121543** Area: **Wedderburn** Listing Date: **04/10/24** List Price: **\$857,900**  
Status: **Active** County: **Foothills County** Change: **+\$83k, 17-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,918 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,133**  
Low Sqft:  
Ttl Sqft: **2,133**

DOM

**39**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:  
Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
Heating: **Forced Air** Flooring: **Carpet, Tile**  
Sewer: **Lighting** Water Source:  
Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**  
  
Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**  
Int Feat: **Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`11" x 12`0"	Bedroom	Second	13`0" x 10`4"
Bedroom	Second	12`0" x 10`1"	5pc Ensuite bath	Second	10`11" x 9`6"
4pc Bathroom	Second	9`3" x 5`11"	2pc Bathroom	Main	5`0" x 5`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TN**  
Legal Desc: **2410117**

Remarks

Pub Rmks:

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.

Inclusions:

N/A

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

