



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 HIGHWOOD Drive, Okotoks T1S 5S3**

MLS®#: **A2144293**

Area: **Wedderburn**

Listing Date: **06/29/24**

List Price: **\$959,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,775**  
Low Sqft:  
Ttl Sqft: **2,775**

Lot Information

Lot Sz Ar: **4,822 sqft**  
Lot Shape:

DOM

**6**  
Layout  
Beds: **5 (5 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,Lawn,No Neighbours Behind,Landscaped,Street Lighting**  
**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 12`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`9" x 12`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`9" x 10`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`1" x 12`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>25`2" x 12`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`8" x 6`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`6" x 7`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>33`3" x 25`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`11" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`3" x 13`0"</b>

Bedroom - Primary  
Bedroom  
4pc Ensuite bath  
5pc Ensuite bath

Upper  
Upper  
Upper  
Upper

14`0" x 13`8"  
12`3" x 10`7"  
7`11" x 4`11"  
16`2" x 7`6"

Bedroom  
4pc Bathroom  
5pc Bathroom

Upper  
Main  
Upper

12`8" x 11`4"  
7`10" x 4`11"  
11`3" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1812441**

Zoning:  
**TN**

Remarks

Pub Rmks: **Welcome to 10 Highwood Drive in the newly desirable Wedderburn neighborhood in Okotoks. This 5-bedroom home offers just over 3800 square feet of total living space, new home warranty until the end of August 2024 and a side entrance that provides the potential for a basement suite, pending permits and approvals from the town of Okotoks. As you step inside, you are greeted by exquisite, vaulted ceilings in the living room, creating a grand and inviting atmosphere. Off to the side, you'll find a versatile den, perfect for a home office or main floor bedroom, conveniently located across from a full bathroom. Continuing through the home, the fully upgraded gourmet kitchen awaits with a full stainless steel appliance package, soft-closing cabinetry, a gas cooktop, built-in oven, and a walk-through pantry. The great size island is perfect for prepping dinners or enjoying your morning coffee. The spacious dining room flows seamlessly into the living room, where a beautiful, tiled fireplace adds warmth and style. Upstairs, discover two luxurious primary bedrooms, each with walk-in closets and ensuites, providing private retreats. Additionally, there is another full 5-piece bathroom with a double vanity. There are also two more well-appointed bedrooms and a spacious bonus room, perfect for movie nights or a children's playroom. The upstairs laundry room is equipped with newer front-load washer and dryer, ample cabinetry for extra storage, and a convenient sink for added functionality. This home also features an oversized garage and a fully landscaped backyard that backs onto a serene pond, providing a picturesque setting for outdoor activities. Located in the family-friendly community of Wedderburn, you'll enjoy extensive walkways, parks, and a nearby pump track, perfect for an active lifestyle. This new subdivision offers the ideal combination of peaceful suburban living with the convenience of being just 15 minutes from Calgary and close to all amenities. Plus, you're close to the mountains and just 5 minutes from D'Arcy Ranch Golf Club. Okotoks itself exudes the charm of a small town while offering all the amenities of a city, making it a truly unique place to call home. This home packs more than meets the eye! Schedule your private viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**Manor Hill Realty YYC Inc.**

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











