

# \$742,136 - 7 Wedderburn Gate, Okotoks

MLS® #A2227749

**\$742,136**

3 Bedroom, 3.00 Bathroom, 1,971 sqft

Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

With a west-facing backyard that backs directly onto green space, this brand new home in Wedderburn makes the most of its location, offering evening sun and views of the Rocky Mountains. Anthem™s Front Drive 110 model offers 1,971 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, and a flexible layout for family life. The main floor features a front den, a spacious great room with a fireplace, and a dining area that opens onto a rear deck with a gas line rough-in for future barbecues. The kitchen blends modern style with everyday function, including quartz countertops, quality cabinetry, an undermount Silgranit sink, and a premium stainless steel appliance package with a gas range. Upstairs, a central bonus room creates separation between the two large secondary bedrooms and the primary suite, which includes a walk-in closet and a private ensuite with dual sinks and a tiled shower. The upper floor also includes a full main bath, laundry room, and plenty of storage. A side entrance and 9-foot basement provide options for future development. Located in the growing community of Wedderburn, close to schools, playgrounds, and future retail, this home offers lasting value in a family-friendly setting. (Rendering and photos are representative)

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2227749    |
| Price          | \$742,136   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,971       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7 Wedderburn Gate |
| Subdivision | Wedderburn        |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 5X2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                     |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Electric                                                                                      |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

**Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Views |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 159            |
| Zoning         | TN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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