

## 5 Wedderburn Gate Okotoks, Alberta

MLS # A2227543



# \$809,900

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,294 sq.ft.	<b>Age:</b>	2025 (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>	Backs on to Park/Green Space, Front Yard, Views		

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

**Inclusions:** N/A

Backing onto green space with a west-facing backyard and views of the Rocky Mountains, this is one of the best lots available in Wedderburn. Anthem's Front Drive 120 model offers 2,294 sq. ft. of well-planned living space, with 3 bedrooms, 2.5 baths, and a layout that works for busy family life. The main floor features a bright, open layout with a front-facing den, a comfortable great room with fireplace, and a dining area that opens onto the rear deck, complete with aluminum railing, glass inserts, and a gas line rough-in for a BBQ. The kitchen is thoughtfully finished with quartz countertops, an undermount Silgranit sink, two-toned cabinetry, and a premium appliance package that includes a gas range. Upstairs, a central bonus room separates the secondary bedrooms from the spacious primary suite, which includes a walk-in closet and a spa-inspired ensuite. You'll also find a main bath, upper floor laundry, and plenty of storage. With a side entrance and 9' basement, this home offers flexibility for future development. Located in the growing community of Wedderburn, with schools, playgrounds, green spaces, and future retail all nearby, this home offers a practical and comfortable place to settle in Okotoks. (Rendering and photos are representative)