

# \$779,900 - 7 Wedderburn Gate, Okotoks

MLS® #A2227749

## \$779,900

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	\$779,900
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	97
Zoning	TN

**Listing Details**

Listing Office	Real Broker
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