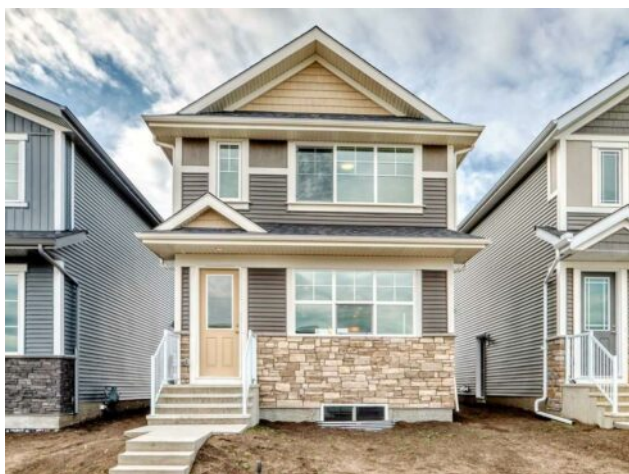


72 Wedderburn Drive
Okotoks, Alberta

MLS # A2247273



\$589,900

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Discover your move-in-ready dream home in Wedderburn, Okotoks, just 25 minutes from Calgary via Highway 2A—a never-occupied 1,448 sq. ft. gem by Anthem, perfect for buyers seeking a turnkey haven with a builder's new home warranty. The open-concept main floor dazzles with sunlight through an extra dining window, durable LVP flooring, and a seamless living-dining space for cozy nights or gatherings. The upgraded kitchen shines with ceiling-height soft-closing cabinetry for ample storage, sleek stainless steel appliances, quartz countertops, a spacious island, under-cabinet lighting, and a walk-in pantry. Upstairs, your primary bedroom boasts a walk-in closet and 3-piece ensuite, plus two bedrooms with walk-in closets, a full bath, and a stackable washer/dryer. A side entrance and 9's—basement with two windows offer future suite potential (subject to approval and permitting by the city/municipality), while a BBQ gas line in back awaits summer evenings. Minutes from St. James School, Wedderburn Park, D's—Arcy Crossing shops, and commuter routes, this energy-efficient home blends tranquility and convenience. Stop dreaming and book your private showing today to embrace the Wedderburn lifestyle!