

9 Wedderburn Gate Okotoks, Alberta

MLS # A2257301



\$749,700

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,331 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Birkley 2 – a stunning home that blends modern elegance with thoughtful functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. This beautifully designed home features an executive kitchen with built-in stainless steel appliances and a walk-in pantry. The mudroom includes built-in bench seating and coat racks for added convenience. Enjoy cozy evenings in the great room with an electric fireplace, floating shelves, and stylish tile surround. A rear deck and numerous windows bring in natural light and outdoor living. Upstairs, the vaulted ceiling in the bonus room adds an airy feel, while the luxurious 5-piece ensuite offers a walk-in shower and a relaxing soaker tub. A perfect blend of comfort and sophistication! This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Plus, your move will be stress-free—even providing boxes!