

# \$799,900 - 40 Highwood Drive, Okotoks

MLS® #A2211783

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,272 sqft  
Residential on 0.11 Acres

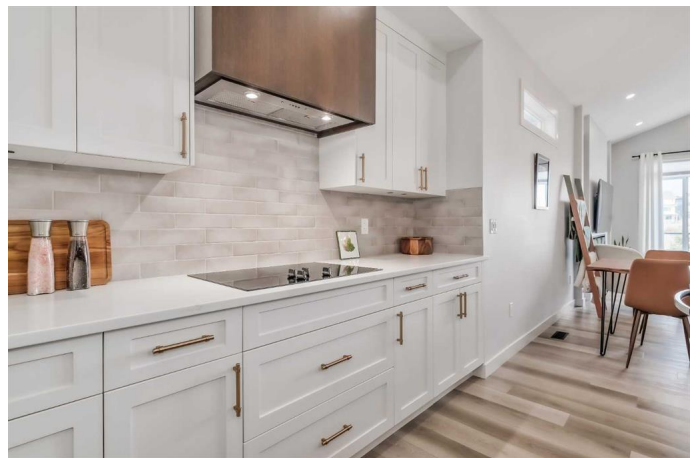
Wedderburn, Okotoks, Alberta

Welcome to your dream home, a picture-perfect intersection of modern design and comfort nestled in a serene neighborhood of Wedderburn in Okotoks. Built in 2023 by acclaimed builders, Prominent Homes, this 'Yorkshire' model residence is where functionality meets flair in a splendid dance of contemporary architecture.

Spanning a generous 1272.36 square feet, this charming home greets you with impressive 9-foot ceilings throughout and a stunning vaulted ceiling over the main floor, setting a grand stage for every family gathering. The heart of the home, the living room, dazzles with an electric fireplace flanked by custom-built shelves, perfect for showcasing your book collections or precious knick-knacks.

For the culinary enthusiasts the kitchen is adorned with quartz countertops and complemented by stainless steel appliances, including a fridge with a water line and a custom hood vent. The space is illuminated by custom window coverings which offer both beauty and functional light control.

When it's time to retreat, the home offers three bedrooms, with the primary bedroom serving as a private sanctuary. This home doesn't just house your dreams; it's equipped with three pristine bathrooms featuring the same stylish quartz counters found in your kitchen,



ensuring design continuity that's both pleasing to the senses and easy on the cleaning routine.

Stroll outside to the deck where a convenient gas line makes barbeques a breeze, and relish the view of your xeriscaped yard that backs onto a tranquil pond and picturesque walking paths – the perfect backdrop for your early morning coffee or evening unwind.

Forget none of the practicalities with a massive mudroom that boasts a built-in bench and storage to keep your entrance clutter-free. The oversized double garage ensures ample space for your vehicles and storage needs.

And just when you think it's got it all, there's more. The home is fitted with a Life Breath home ventilation system and brand new air conditioning (2024) to guarantee you comfort through all seasons.

With no stone left unturned in its design and build, this property promises a lifestyle of ease and aesthetics, graced by its proximity to local attractions and community features that enrich daily living.

This home is not just built; it's crafted for those who appreciate the finer things. Don't just visit; come stay and live the life you've always envisioned. Call today for more information!

Built in 2023

### **Essential Information**

MLS® #	A2211783
Price	\$799,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	40 Highwood Drive
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5S3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Mixed, Vinyl Siding, Metal Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	8
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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