



**152 Threepoint Cove
Okotoks, Alberta**

MLS # A2307298



\$999,999

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|------------------|------------------------|---------------|------------------|
| Division: | Wedderburn | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,492 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Kitchen Island, Quartz Counters

Inclusions: garage shelving, digital thermostat

Welcome to this beautiful home in the desirable community of Wedderburn in Okotoks, perfectly located backing onto a walking path and surrounded by a peaceful, family friendly setting. This bright and spacious home offers a thoughtfully designed open concept layout that flows seamlessly throughout the main floor, creating an ideal space for both everyday living and entertaining. The executive kitchen is a true highlight, featuring ample cabinetry, generous workspace, and a functional layout that will impress any home chef. The adjoining living and dining areas are filled with natural light, enhancing the warm and inviting atmosphere of the home. Upstairs, you will find a rare and highly sought after layout with four bedrooms all on one level, providing plenty of space for growing families. The large bonus room offers additional flexibility for a media area, playroom, or home office. The triple garage is both spacious and practical, complete with durable epoxy flooring and plenty of room for vehicles, storage, or a workshop setup. Step outside to a fully landscaped yard that is low maintenance yet charming, with convenient access directly from the garage and backing onto a scenic walkway. The unfinished basement presents an excellent opportunity to customize and add future value to suit your needs. This home combines location, functionality, and space in one of Okotoks's most desirable new communities. A fantastic opportunity for families looking for room to grow in a beautiful setting.