



**GRASSROOTS**

REALTY GROUP

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**38 Highwood Drive  
Okotoks, Alberta**

**MLS # A2316780**



**\$1,050,000**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,495 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Door Bell Camera, Alarm System (Video Cameras and All Equipment), TV Bracket(s), Shelves (attached to walls)

Welcome to this beautifully upgraded, fully developed home backing directly onto the pond in sought-after Wedderburn &mdash; offering nearly 3,700sqft of thoughtfully designed living space, a private side entry, and exceptional finishes throughout. From the moment you enter, you'll appreciate the impressive open-to-above foyer, 9' ceilings, 8' doors, luxury plank flooring, and a stylish main floor den with dual barn doors &mdash; perfect for a home office. The heart of the home is the SHOW-STOPPING KITCHEN, designed for both everyday living and entertaining. Featuring two large islands, quartz countertops, textured subway tile backsplash, soft-close cabinetry, custom hood fan, built-in oven, 5-burner gas cooktop, floating shelves, coffee bar, and a walk-through pantry connecting to the spacious mudroom with custom built-ins. The open-concept dining and living areas are filled with natural light and highlighted by a stunning fireplace feature wall, while large windows showcase beautiful pond and pathway views. UPSTAIRS offers an incredible family-friendly layout with bright bonus room, convenient upper laundry, and three generous bedrooms including the luxurious primary retreat overlooking the pond. Relax and unwind in the spa-inspired ensuite featuring dual vanities, oversized shower, deep soaker tub, and a huge walk-in closet with direct access to the laundry room. The professionally finished LOWER LEVEL expands your living space with 9' ceilings, a private side entrance, large recreation area, gym/flex space, fourth bedroom, full bathroom, and excellent storage &mdash; providing flexibility for growing families, guests, or multi-generational living. STEP OUTSIDE to enjoy the fully landscaped yard, vinyl deck, beautiful stonework, and peaceful views overlooking the pond and walking paths. Complete with central

A/C, oversized 21'11" x 24'7" heated garage, exceptional upgrades, and a prime location minutes from D&rsquo;Arcy Crossing, schools, amenities, and easy access to Calgary &mdash; this home truly delivers the complete package!