GRASSROOTS REALTY GROUP

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20 Highwood Drive
Okotoks, Alberta

MLS # A2329314

$1,149,888

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,780 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	6	**Baths:**	5
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	TN
Foundation:	Poured Concrete, Slab	**Utilities:**	-

Features: Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Smart doorbell (as-is), Smart Thermostat(s), Smart Lighting

Exceptional space, thoughtful design, and remarkable flexibility come together at 20 Highwood Drive. With more than 3,600 sq. ft. of developed living space, this beautifully finished home offers four bedrooms upstairs, a main-floor office/bedroom/flex room, plus a fully self-contained lower-level residence with its own private entrance, creating an outstanding option for extended family, guests, a live-in nanny, or additional income potential. The main floor makes an immediate impression with soaring open-to-above ceilings and expansive windows filling the home with natural light. At its heart is a chef-inspired kitchen featuring premium finishes, smart appliances, an oversized island and walk-through pantry. The adjoining dining area opens directly onto the expansive rear deck, while the living room is anchored by a striking fireplace. A dedicated office/flex room adds valuable main-floor versatility and sits directly across from an accessible bathroom, allowing the space to function as an additional bedroom when needed. Upstairs, the primary retreat features a spa-inspired ensuite and walk-in closet. Three additional generously sized bedrooms, including a second bedroom with its own ensuite, are complemented by a spacious bonus room and convenient upper-floor laundry, creating a functional layout designed for real family life. The professionally finished lower level significantly expands the possibilities of the home. With its own private entrance and self-contained living space, it provides genuine separation and flexibility without sacrificing the comfort or finish found throughout the rest of the property. Outside, low-maintenance landscaping and a massive rear deck create an inviting outdoor living space without demanding your weekends. An oversized double attached garage with radiant heat adds year-round practicality. Additional upgrades

include smart lighting, smart thermostat, full reverse-osmosis water purification system, upgraded 200-amp electrical service and quality finishes throughout. Located in one of Okotoks' most desirable newer communities, close to parks, pathways, schools and everyday amenities, 20 Highwood Drive offers a combination of space, quality and versatility that is increasingly difficult to find. Book your private showing and experience everything this exceptional home has to offer.

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