GRASSROOTS REALTY GROUP

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20 Highwood Drive Okotoks, Alberta

MLS # A2329314

$1,199,888

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

*** OPEN HOUSE SATURDAY, JULY 18 FROM 1-3PM, AND SUNDAY JULY 19 FROM 2-4PM *** Welcome home to 20 Highwood Drive, where luxury, functionality, and exceptional craftsmanship come together in one of Okotoks' most desirable communities. Offering over 3,600 sq. ft. of beautifully developed living space, this impressive home has been thoughtfully designed for families, multi-generational living, or those seeking a premium lifestyle with flexibility. The stunning main floor features soaring open-to-above ceilings, expansive windows that flood the home with natural light, a spectacular chef-inspired kitchen with premium finishes, smart appliances, an oversized island, walk-through pantry, and an inviting dining area that opens onto the expansive rear deck. The spacious living room is anchored by a striking fireplace, while a dedicated main floor office/flex room provides the perfect work-from-home space, or can double as a main floor bedroom across from the accessible bathroom. Upstairs, you'll find a luxurious primary retreat complete with a spa-inspired ensuite and walk-in closet, along with three additional generously sized bedrooms, beautifully appointed bathrooms, a bonus room, and the convenience of upper-floor laundry. The professionally finished basement offers incredible versatility with a fully self-contained residence featuring its own private entrance, making it ideal for extended family, guests, a live-in nanny, or as an excellent mortgage helper. Outside, the low-maintenance front and rear landscaping lets you spend more time enjoying your home and less time maintaining it. The massive deck creates an outstanding space for entertaining, relaxing, and enjoying warm summer evenings. Additional highlights include upgraded smart lighting and a smart thermostat, an oversized double attached garage with radiant heater system,

quality finishings throughout, full water reverse osmosis purification system, upgraded 200 amp electrical panel, and an exceptional location close to parks, walking paths, schools, and all the amenities Okotoks has to offer. Don’t miss out. This is a rare opportunity to own a truly exceptional home that combines luxury, practicality, and income potential in one remarkable package. Book your private showing today.

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