



**GRASSROOTS**  
REALTY GROUP

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**3 Highwood Drive  
Okotoks, Alberta**

**MLS # A2330050**



**\$1,299,800**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Wedderburn             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 3,010 sq.ft.           | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.17 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                |                   |    |
|--------------------|----------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Tile, Vinyl                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                                   | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry |                   |    |

**Inclusions:** Hot tub, Bar fridges

Welcome to this exceptional custom-built modern farmhouse offering 3,010 sq. ft. above grade plus a fully finished walkout basement, thoughtfully designed with luxury, comfort, and energy efficiency in mind. Situated on an oversized lot in the desirable community of Wedderburn, this home showcases premium finishes and mountain views. The striking exterior features modern farmhouse architecture and black Fusion-wrapped triple-pane windows. Inside, the bright open-concept layout is enhanced by quality craftsmanship, quartz surfaces, and custom feature walls throughout. The main floor includes a private office with custom built-in cabinetry and impressive 8-foot barn doors. The chef-inspired kitchen is equipped with professional-grade appliances, quartz waterfall countertops, extensive cabinetry, and a large island that flows seamlessly into the dining area and living room, creating an ideal space for everyday living and entertaining. Upstairs offers four spacious bedrooms, a bright bonus room, and a well-appointed primary suite featuring a walk-in closet with direct access to the upper-floor laundry room. The laundry room includes granite countertops, built-in cabinetry, a sink, washer, and dryer. Two additional bedrooms feature walk-in closets, while the fourth provides flexibility for guests, a nursery, or home office. The professionally finished walkout basement expands the living space with 9-foot ceilings, floating hardwood floors, a spacious recreation area, a wet bar with quartz waterfall countertops, two wine/beverage refrigerators, and a full bathroom with an oversized walk-in shower. The walkout level also enjoys mountain views. Designed for year-round efficiency and comfort, the home includes two high-efficiency modulating furnaces, two heat pump-style air conditioning units, smart Wi-Fi thermostats, a 50-gallon hot water tank, water softener,

reverse osmosis system, and a built-in Sonos in-ceiling speaker system throughout the main and upper floors. Enjoy the south-facing deck with mountain views, perfect for relaxing or entertaining. The oversized backyard provides plenty of space for outdoor activities and includes a hot tub and storage shed. A triple attached garage offers ample room for vehicles, storage, and recreational equipment. Conveniently located within walking distance of schools, parks, playgrounds, shopping, and everyday amenities, this home combines quality construction, functional design, premium finishes, and an exceptional location in one of Okotoks most desirable neighbourhoods.