

\$766,500 - 9 Wedderburn Gate, Okotoks

MLS® #A2257301

\$766,500

4 Bedroom, 3.00 Bathroom, 2,331 sqft

Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

Welcome to the Birkley 2 – a stunning home that blends modern elegance with thoughtful functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. This beautifully designed home features an executive kitchen with built-in stainless steel appliances and a walk-in pantry. The mudroom includes built-in bench seating and coat racks for added convenience. Enjoy cozy evenings in the great room with an electric fireplace, floating shelves, and stylish tile surround. A rear deck and numerous windows bring in natural light and outdoor living. Upstairs, the vaulted ceiling in the bonus room adds an airy feel, while the luxurious 5-piece ensuite offers a walk-in shower and a relaxing soaker tub. A perfect blend of comfort and sophistication! This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.



Plus, your move will be stress-free –even providing boxes!

Built in 2025

Essential Information

MLS® #	A2257301
Price	\$766,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Wedderburn Gate
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	TBD

Listing Details

Listing Office	Bode Platform Inc.
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