



# 106 Threepoint Cove Okotoks Alberta

\$799,900

Welcome to your slice of paradise in the serene community of Wedderburn in Okotoks! Built in 2022, this modern masterpiece is a testament to luxury living & contemporary design. Step through the front door into a world of refined comfort - immediately you'll notice the elegant details such as the luxury vinyl plank flooring, soaring vaulted ceilings, large windows allowing for tons of natural light and timeless finishings. This walkout bungalow is a haven of sophisticated living, thoughtfully designed to cater to your every need. The main level boasts a carefully curated layout that seamlessly merges functionality with aesthetics. Prepare to be enchanted by the gourmet kitchen. The stunning white cabinetry exudes charm and timeless elegance, while the large island serves as both a culinary hub & a gathering place for friends & family. Upgraded appliances invite your inner chef to flourish, and the pantry ensures that every cooking endeavor is met with ease. The living room features the most gorgeous tiles w/ a marble design and the dining space is a great size. The living room offers access to the west facing deck - the perfect place to wind down after a long day enjoying the picturesque sunset. The primary bedroom offers a sanctuary of relaxation with exquisite views of the pond & walking paths behind, beautiful 5 pc ensuite with walk in shower & large soaker tub, and a huge walk in closet. A flex room is conveniently located on the main floor as well which could be used as an office, den or kids play area. Laundry is located in the mud room with a functional countertop for folding. Here is where you'll find access to the double attached garage. Descend the staircase to the fully finished basement, and you're greeted by an oasis of leisure & entertainment. Two spacious bedrooms provide comfort and privacy, while the adjacent 4-piece bathroom ensures convenience fo...

4pc Bathroom Measurements not available  
Recreational, Games room 29.50 Ft x 13.25 Ft  
Bedroom 13.42 Ft x 9.67 Ft  
Bedroom 12.42 Ft x 10.83 Ft  
Other 5.42 Ft x 7.33 Ft  
Furnace 16.75 Ft x 11.92 Ft

2pc Bathroom Measurements not available  
Primary Bedroom 19.33 Ft x 11.67 Ft  
Den 9.08 Ft x 8.17 Ft  
Kitchen 16.42 Ft x 15.08 Ft  
Dining room 14.25 Ft x 5.92 Ft  
Living room 14.00 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

<https://teamhripko.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

5pc Bathroom Measurements not available

Laundry room 11.75 Ft x 5.58 Ft