



## 80 Wedderburn Drive Okotoks Alberta

\$624,900

Located on a quiet street in the growing community of Wedderburn, this brand new home by Anthem offers smart design, modern finishes, and room for your family to grow. The Laned 160 model features 1,448 sq. ft. of well-planned living space with 3 bedrooms, 2.5 baths, a bright neutral colour palette, durable LVP flooring, and a functional layout. At the back of the home, the kitchen includes a gas range, walk-in pantry, and plenty of prep space - ideal for everything from busy mornings to weekend hosting. The open-concept main floor connects the kitchen, dining area, and great room for a space that feels connected and comfortable. Upstairs, the primary suite features a walk-in closet and private 3-piece ensuite, with two additional bedrooms, a full bath, and laundry with washer and dryer included. With a side entrance and 9' basement, this home also offers flexibility for future development. Built with energy efficiency and quality construction in mind, and backed by new home warranty. Just steps from schools, parks, and future retail, Wedderburn is a community where families can settle in and feel at home. (Exterior render and interior photos are representative) (id:6769)

Kitchen 12.92 Ft x 11.83 Ft  
Dining room 12.58 Ft x 8.83 Ft  
Great room 14.25 Ft x 13.08 Ft  
Foyer 7.67 Ft x 5.33 Ft  
Other 3.50 Ft x 3.17 Ft  
2pc Bathroom 5.33 Ft x 4.67 Ft

Laundry room 3.50 Ft x 3.17 Ft  
Primary Bedroom 13.42 Ft x 11.50 Ft  
Bedroom 10.00 Ft x 9.33 Ft  
Bedroom 11.08 Ft x 9.17 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft  
3pc Bathroom 10.83 Ft x 4.92 Ft

Listing Presented By:



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Real Broker

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