



## 9 Wedderburn Gate , Okotoks, Alberta - \$766,500



Main Photo

### Property Description

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!

## REALTOR Referral

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