

\$909,900 - 108 Threepoint Cove, Okotoks

MLS® #A2133432

\$909,900

3 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.11 Acres

Wedderburn, Okotoks, Alberta

If you are looking for mountain views, walking paths and a tranquil pond to reflect the beautiful Alberta Foothills sunsets, then welcome to this beautiful 3 bedroom walkout bungalow. Walking in you will notice the luxury wide plank vinyl flooring, neutral designer colors, and vaulted ceilings. This home has lots of upgrades, including lots of triple paned windows to take advantage of natural light and Gemstone lighting all around. Everything is here for the chef in the house with plenty of soft-close cabinetry and counter space, 5 burner gas stove, range hood, quartz counters, a large island with extra storage and wine racking, wine fridge, dbl door refrigerator with water, ice features, and cooler drawer. The kitchen has under cabinet lighting, upgraded pantry shelving and a built-in microwave. For those cooler winter evenings, the living room has a cozy gas fireplace with built ins and extra bench storage and huge windows facing West towards the pond, mountains and sunsets. You can walk out onto the 27 x 10 ft deck and enjoy peace and quiet and the view, in the rain or in the sun, as it's partially covered with a retractable roof and remote-controlled screens to create an outdoor living space. Gas hookups are located on the deck as well as down on the patio. The primary bedroom will fit all your big furniture and king-size bed with a transom window feature between the living room and bedroom. The spa inspired bathroom feels like a retreat in itself, with in-floor heating, a gorgeous



standalone tub, long dual vanity with quartz counter, extra-large tiled shower with seating, rain shower head and removable shower handle. Private water closet and a walk-in closet will keep a couple happy with enough room for both. On the main floor is a 2-piece bath with linen closet and a laundry room/mud room with sink and bench seating, and broom closet. Entrance from the laundry room to the oversized double car heated garage with slot-wall storage, over garage door storage, epoxy flooring and man door access. Downstairs is spacious and very bright with a family room with a gas fireplace, wet bar, 2 spacious bedrooms, 3-piece bathroom with in-floor heating, and office space. This walkout basement allows you to stroll out to the covered patio that again faces the pond for that tranquil peaceful view and quietness. There is a large closet in the hall that offers lots of storage as well. The house is equipped with central AC, central vacuum, and underground sprinkler system. This is truly peaceful suburban living with the convenience of shopping, restaurants, and grocery stores being 5 minutes away and Calgary being just 15 minutes north. If you love the outdoors, you are close to the mountains and just 5 minutes from DArcy Ranch Golf Club. Okotoks is a charming small town with all the conveniences of a city, everything you need is here. You won't ever want to leave. Don't miss this opportunity.

Built in 2020

Essential Information

MLS® #	A2133432
Price	\$909,900
Sold Price	\$890,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	108 Threepoint Cove
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5S4

Amenities

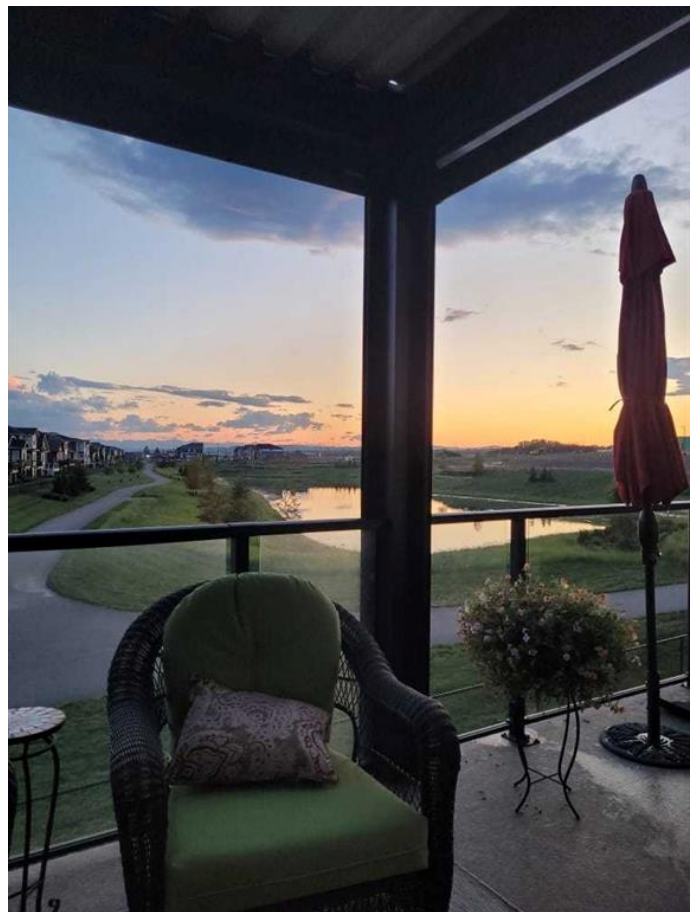
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Built-in Features, Closet Organizers, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Washer, Central Air Conditioner, Gas Stove, Refrigerator, Water Softener
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Balcony, BBQ gas line, Private Yard
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Lot Description	Backs on to Park/Green Space, Back Yard, Lawn, Level, No Neighbours Behind, Street Lighting, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2024
Date Sold	October 4th, 2024
Days on Market	19
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	One Percent Realty
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