

\$635,400 - 13 Cliff Street, Okotoks

MLS® #A2158467

\$635,400

3 Bedroom, 3.00 Bathroom, 1,841 sqft
Residential on 0.08 Acres

Wedderburn, Okotoks, Alberta

Discover the Hogan 4 Duplex in Wedderburn, Okotoks—a perfect blend of modern design and functionality. This 1,789 sq. ft. duplex features 3 spacious bedrooms, 2.5 stylish bathrooms, and a 2-car garage. The main floor welcomes you with 9' knockdown ceilings, a sleek kitchen outfitted with stainless steel appliances, a chimney hood fan, upgraded silgranit sink, and a walk-through pantry. The island with a flush eating ledge is perfect for casual dining, and the rear deck with a BBQ gas line is ready for summer entertaining. Upstairs, the vaulted bonus room offers a bright, open space, while the primary bedroom impresses with a luxurious 5-piece ensuite, including dual sinks, a fully tiled shower with a bench, and a chic sliding barn door. The home also boasts quartz countertops, LVP flooring, black hardware, rough-ins for potential future development, and 9' basement ceilings.

*Photos are representative.

Built in 2024

Essential Information

MLS® #	A2158467
Price	\$635,400
Sold Price	\$636,725
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,841
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	13 Cliff Street
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5W6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2024
Date Sold	September 12th, 2024
Days on Market	24
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office Bode Platform Inc.

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