

\$649,900 - 80 Wolf Crescent, Okotoks

MLS® #A2090450

\$649,900

3 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

Welcome to WEDDERBURN in Okotoks!
Fantastic opportunity for ONE LEVEL LIVING in this 1000 sq. ft. (BOMA) CUSTOM and unique END UNIT townhouse bungalow c/w FINISHED LOWER LEVEL, DOUBLE detached GARAGE, rear FENCED yard / concrete PATIO, front yard LANDSCAPING and NO CONDO FEES! Bright open main floor plan with HARDWOOD FLOORING /UPGRADED CARPET/ CERAMIC floor tile / VAULTED CEILINGS, knock down stipple ceilings, recessed lights and transom windows. Livingroom includes electric FIREPLACE with SHIPLAP facade and interior RAILING for main floor stairwell leading to finished lower level. Kitchen features FULL HEIGHT PAINTED TWO-TONE SHAKER CABINETS, soft close doors / drawers, STONE COUNTER TOPS, CHIMNEY HOOD FAN with UPGRADED FULL HEIGHT BACKSPLASH and UPGRADED stainless steel APPLIANCES c/w slide-in GAS RANGE. Master bedroom includes large 4-PIECE ENSUITE with fiber glass base / TILED WALL SHOWER, STONE countertops and a LARGE WALK IN CLOSET. Laundry room contains STONE counter tops over washer and dryer and 2- piece bath completes the main floor....The 962 sq. ft.(RMS) developed lower level features a SECOND ZONE to the heating system for extra comfort, 2 additional BEDROOMS, 3-PIECE BATH and huge REC ROOM c/w WET BAR / fridge / shelving / upgraded cabinets, a bright LARGE WINDOW and great



Wedderburn Row Bungalows
Elevation

Block 48
Building A



STORAGE space! Sustainable quality is evident with TRIPLE PANE windows, HRV heat recovery ventilation, on demand TANKLESS HOT WATER paired with IBC Air Handler, LED lighting with Energy Star rated appliances (limited). Added features are a premium QUIET WALL System, exterior CEMENT FIBER / premium vinyl siding and front black framed windows. All this and the peace of mind with our New Home WARRANTY program! This home is currently under construction, possession available February 24. RMS measurements as per Builder Plans 979.09 sq. ft. main level / 962.6 sq. ft. lower level. Other units also available! PICTURES ARE OF CURRENT SHOWHOME, MAY NOT REFLECT EXACT HOME FOR SALE.

Built in 2023

Essential Information

MLS® #	A2090450
Price	\$649,900
Sold Price	\$649,899
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	80 Wolf Crescent
Subdivision	Wedderburn

City Okotoks
 County Foothills County
 Province Alberta
 Postal Code T1S5X1

Amenities

Parking Spaces 2
 Parking Double Garage Detached, G

Interior

Interior Features Double Vanity, High Ceiling,
 Recessed Lighting, Stone
 Closet(s), Wired for Data
 Appliances Bar Fridge, Dishwasher,
 Refrigerator, Tankless Water
 Heating Forced Air, Natural Gas
 Cooling None
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Electric, Living Room, See Remarks
 Has Basement Yes
 Basement Finished, Full

Exterior

Exterior Features Other
 Lot Description Back Lane, Low Maintenance Landscape, Irregular Lot
 Roof Asphalt Shingle
 Construction Cement Fiber Board, Concrete, Silent Floor Joists, Vinyl Siding, Wood
 Frame
 Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2023
 Date Sold December 14th, 2023
 Days on Market 45
 Zoning R2
 HOA Fees 0.00

Listing Details

Listing Office MAXWELL CANYON CREEK



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