

\$545,000 - 63 Wolf Gate, Okotoks

MLS® #A2118920

\$545,000

3 Bedroom, 3.00 Bathroom, 1,419 sqft

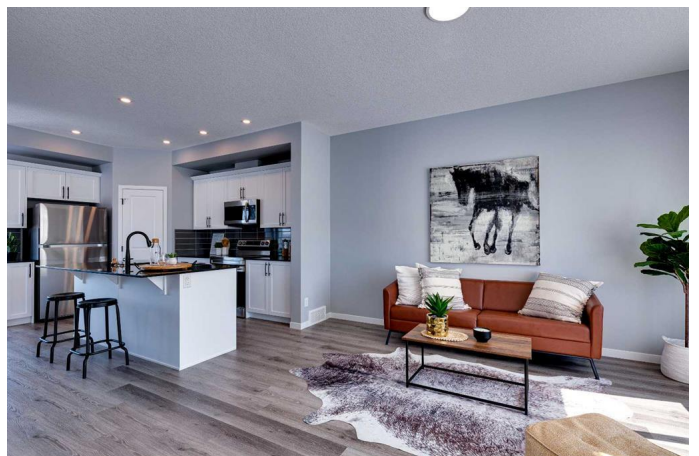
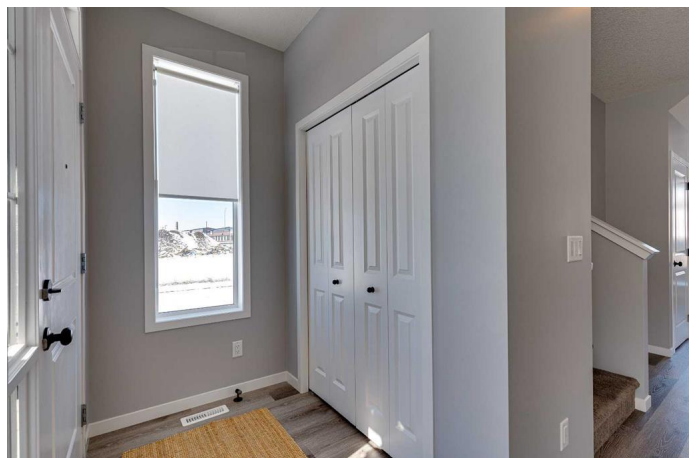
Residential on 0.06 Acres

Wedderburn, Okotoks, Alberta

Welcome to your new home nestled in the vibrant community of Wedderburn, Okotoks. Located in the highly sought-after north end of Okotoks, this area offers seamless access to Calgary, local amenities, and shopping hubs. This meticulously crafted attached 3-bedroom, 2.5-bathroom home is the epitome of move-in readiness, awaiting its fortunate new owners. Boasting the well thoughtout Arlo floorplan by Morrison Homes, spanning over 1400 square feet, this residence gives you comfort and practicality. With its spacious open floor plan, lofty 9-foot ceilings, and abundant windows, every corner of this home is bathed in natural light, promising an inviting ambiance that's sure to delight.

Step inside to discover a spacious LIVING room perfect for cozy evenings, a chef's dream KITCHEN featuring a central island, corner pantry, and ample cabinet and counter space, and an expansive DINING area primed for entertaining. A conveniently located 2-piece BATHROOM adds to the main floor's allure. Upstairs you will find two generously sized BEDROOMS boasting ample closet space, while the well-appointed family BATHROOM offers laundry shelves for added convenience. The PRIMARY BEDROOM serves as a tranquil retreat, featuring a walk-in closet and a luxurious 4-piece ENSUITE bath illuminated by a welcoming window. Oh did I mention there is upper LAUNDRY too?

Throughout the home, modern fixtures, upgraded blinds, and a seamless blend of



style and functionality create an ambiance of sophistication and comfort.

Outside, unwind on the charming back deck, savor the meticulously landscaped backyard oasis, and conveniently park your vehicles in the rear detached garage.

Don't let this opportunity slip away! Make this wonderful place your home and experience the unparalleled lifestyle of Wedderburn in Okotoks.

Built in 2022

Essential Information

MLS® #	A2118920
Price	\$545,000
Sold Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	63 Wolf Gate
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5T9

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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Heating	Forced Air
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Cooling	None
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Has Basement	Yes
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Basement	Full, Unfinished
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Exterior

Exterior Features	None
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Lot Description	Back Lane, Corner Lot, Lawn, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	March 31st, 2024
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Date Sold	April 2nd, 2024
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Days on Market	2
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Zoning	TN
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HOA Fees	0.00
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Listing Details

Listing Office	CIR Realty
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