

# \$585,000 - 24 Wolf Crescent, Okotoks

MLS® #A2163101

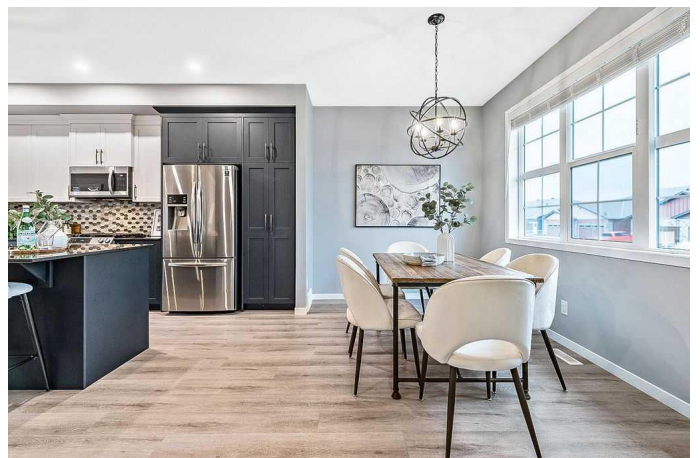
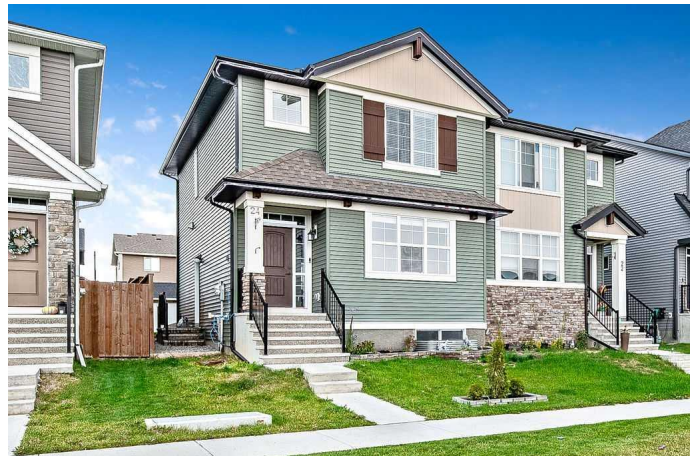
**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,484 sqft

Residential on 0.06 Acres

Wedderburn, Okotoks, Alberta

**\*\* Open House Sat 1-3 & Sun 1-3 \*\*** Looking for a SWEET HOME w SEPARATE BASEMENT ENTRANCE? This Wedderburn beauty by Morrison Homes features it's popular Kirklin model, filled to the brim with gorgeous finishing and built with separate side entrance to the basement to accommodate possibility for home based businesses, extended family living, or future rental\* unit. STEP IN (click 3D video), and you will see why this home is sweet & special! MAIN LEVEL features open concept plan with gorgeous kitchen & oversized island, front dining nook with large south facing windows for superb natural light, and rear living room overlooking back yard. Half bath and rear entry way complete this floor. UPPER LEVEL features spacious primary bedroom with walk-in closet and ensuite bathroom, two additional bedrooms, full bathroom, laundry closet and even a space for your desk! LOWER LEVEL has private side entry as well as access from the main floor. It is prepped for future development with 9' ceiling, door separating main floor and basement, two large windows, plumbing rough-in for kitchen and bath, as well as tub/sink/toilet that are purchased and ready for install (note this is a \$12K+ value). BACK YARD is large & nearly fully fenced. And, the community of WEDDERBURN is family-friendly neighbourhood with paths, parks, ponds & schools within walking distance, and shopping amenities just minutes away. Possession is negotiable and quick



possession can be accommodated. If you're looking for a superb home under \$590K, then this is the one! (\*A secondary suite would be subject to approval and permitting by the city/municipality.)

Built in 2021

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2163101               |
| Price          | \$585,000              |
| Sold Price     | \$582,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,484                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 24 Wolf Crescent |
| Subdivision | Wedderburn       |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 5V2          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window |

|              |                                           |
|--------------|-------------------------------------------|
|              | Coverings                                 |
| Heating      | Forced Air                                |
| Cooling      | None                                      |
| Has Basement | Yes                                       |
| Basement     | Separate/Exterior Entry, Full, Unfinished |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Date Sold      | September 19th, 2024 |
| Days on Market | 7                    |
| Zoning         | TN                   |
| HOA Fees       | 0.00                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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