



**31 wolf Crescent
Okotoks, Alberta**

MLS # A2309861



\$630,000

Division:	Wedderburn		
Type:	Residential/Triplex		
Style:	Bungalow-Villa		
Size:	1,364 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot, No Neighbours Behind, Rectangular Lot, Sloped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: NONE

Welcome to The Stato by Luxe by Luxuria Homes — an exquisitely crafted bungalow-style townhome offering a rare blend of luxury, comfort, and low-maintenance living in the highly desirable community of Wedderburn, Okotoks. With no condo fees and thoughtfully curated finishes throughout, this exceptional residence embodies timeless elegance and modern functionality. Step inside to discover an expansive open-concept design enhanced by impressive 10-foot ceilings, creating an airy sense of space and sophistication. Refined MODREN DESIGN throughout the main living areas and primary suite adds architectural character, while upgraded designer lighting provides a warm and inviting atmosphere. At the heart of the home, the gourmet kitchen is beautifully appointed with quartz countertops, premium built-in appliances, and a gas cooktop — perfectly designed for both everyday living and effortless entertaining. The spacious dining area flows seamlessly into the stunning great room, where a STONE LOOK tiled fireplace creates an elegant focal point. The primary retreat offers a serene escape, complete with a walk-in closet featuring custom built-in shelving and a spa-inspired ensuite showcasing dual vanities and a fully tiled shower. Thoughtful touches continue throughout, including a built-in mudroom bench for everyday convenience and a versatile front den ideal for a home office, library, or sitting room. The walkout basement is professionally framed for future development, offering endless potential to customize additional living space to suit your lifestyle. Outdoor living is equally impressive, featuring a large rear deck with MOUNTAIN VIES AND stairs leading to a covered concrete patio below — perfect for relaxing or entertaining in every season. Additional highlights include a double attached garage and the

freedom of a no-condo-fee lifestyle. Ideally located in North Okotoks, Wedderburn is a vibrant and growing community surrounded by scenic walking paths, lush green spaces, and convenient access to local shopping, dining, and everyday amenities — all just 15 minutes from South Calgary. Don't miss the chance to enjoy an elevated lifestyle defined by elegance, comfort, and exceptional craftsmanship.