



**19 Wolf Crescent  
Okotoks, Alberta**

**MLS # A2309942**



**\$598,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Wedderburn  |               |                  |
| <b>Type:</b>     | Residential/Triplex                                 |               |                  |
| <b>Style:</b>    | Bungalow-Villa                                      |               |                  |
| <b>Size:</b>     | 1,325 sq.ft.  | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                              |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Interior Lot, No Neighbours Behind, Rectangular Lot |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | NC |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |    |
| <b>Inclusions:</b> | N/A  |                   |    |

Incredible value for a fully finished walkout bungalow villa with NO CONDO FEES, completed landscaping, and immediate possession. Welcome to The Stato by Luxe by Luxuria Homes, a beautifully designed bungalow-style townhome in the established North Okotoks community of Wedderburn. Offering nearly 2,300 square feet of professionally developed living space, this rare quick possession home combines the ease of bungalow living with the space and functionality buyers are looking for. The main floor features impressive 10' ceilings, a bright open-concept layout, and premium finishings throughout. The chef-inspired kitchen is designed for both everyday living and entertaining, complete with built-in appliances, quartz countertops, a gas cooktop, ample cabinetry, and generous prep space. The spacious great room is anchored by a floor-to-ceiling tiled fireplace, creating a warm and inviting focal point. A versatile main floor den provides the flexibility for a home office, reading room, or additional sitting area. Privately tucked away, the primary retreat offers a walk-in closet and a spa-inspired ensuite featuring dual sinks and a fully tiled walk-in shower. Step outside to the large upper deck with a gas line for BBQing, plus stairs leading directly to the landscaped backyard below. The fully finished walkout basement significantly expands the living space and is ideal for guests, entertaining, or multi-generational living. It includes a large rec room, wet bar, spacious second bedroom, full bathroom, and an additional flex room perfect for a gym, hobby space, or media room. Additional highlights include completed landscaping, a double attached garage, modern bungalow villa design, and immediate possession so you can move in without delay. Located in Wedderburn, one of Okotoks' most desirable new communities, residents enjoy access to

walking paths, playgrounds, greenspaces, and convenient amenities, all just 15 minutes from South Calgary. This is currently the only quick possession bungalow villa available in the development, making it a rare opportunity to right-size without compromising on space, storage, or style.