



108 Wolf Crescent
Okotoks, Alberta

MLS # A2325007



\$610,000

Division:	Wedderburn		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully appointed bungalow townhome with no condo fees in the desirable community of Wedderburn in Okotoks. Offering over 2,000 square feet of developed living space, a fully finished basement, detached double garage, and a sought-after main floor primary suite, this home delivers the perfect combination of low-maintenance living, thoughtful design, and everyday comfort. The main floor offers an inviting open-concept layout highlighted by soaring vaulted ceilings that create an impressive sense of space. At the heart of the home, the kitchen features a large central island, quartz countertops, full-height cabinetry, and generous storage, flowing seamlessly into the dining area and living room. An elegant electric fireplace serves as the focal point of the living space, creating a warm and welcoming atmosphere for both everyday living and entertaining. The main floor primary retreat offers the comfort and convenience of single-level living, complete with a spacious walk-in closet and a beautifully appointed ensuite featuring dual vanities and a fully tiled walk-in shower, creating a private space that is both functional and refined. The fully developed basement significantly expands the home's living space with a spacious recreation room that is ideal for movie nights, entertaining, a home gym, or a second family room. Two generously sized bedrooms and a full bathroom provide excellent flexibility for overnight guests, extended family, or a dedicated home office while maintaining privacy from the main living area. Step outside to enjoy your own maintenance-free outdoor living space, thoughtfully designed to let you spend more time relaxing and less time on upkeep. The detached double garage provides secure parking and additional storage while completing the home's functional design. Located in Wedderburn, one of Okotoks' newest master-planned

communities, residents enjoy beautifully landscaped parks, playgrounds, scenic walking pathways, and abundant green space, all just minutes from shopping, restaurants, schools, recreation facilities, and D'Arcy Ranch Golf Club. Convenient access to Highway 2 makes commuting to Calgary effortless while allowing homeowners to enjoy the charm, amenities, and strong sense of community that continue to make Okotoks one of Alberta's most desirable places to call home. Offering over 2,000 square feet of developed living space, no condo fees, a main floor primary suite, vaulted ceilings, a fully developed basement, maintenance-free outdoor living, and a detached double garage, this exceptional bungalow townhome presents a rare opportunity to enjoy elevated, low-maintenance living in one of Okotoks' most sought-after communities.