



**93 Wolf Gate
Okotoks, Alberta**

MLS # A2326622



\$581,000

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,586 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Storage		

Inclusions: Two TV brackets

This beautifully maintained home in desirable Wedderburn neighborhood is ideal for family living offering easy north access to Calgary. Enjoy the conveniences of nearby schools, shopping, parks/playgrounds, and walking paths. The double detached garage is insulated and drywalled. Landscaped and fenced yard with plenty of outdoor space with large back patio and barbeque hook-up. This outstanding home features 1,585 sq. ft. of developed area complete with central air-conditioning, vinyl plank flooring throughout, enhanced sound barrier, meticulously maintained inside and out. Attractive open floor plan with high ceilings, vinyl plank flooring, and large windows. Spacious foyer with massive walk-in closet. There is plenty of main level area with large great room, fireplace, and wide open dining area. The bright white kitchen features an abundance of cupboard and counter space, walk-in pantry, island breakfast bar, quartz counters, upgraded appliances, and built-in microwave. Back entrance/mud room with adjoining 2-piece powder room and access to the back yard patio. The upper level features a spacious loft area, ideal for office or flex room. Large primary bedroom complete with 4-piece ensuite and walk-in closet. The second upper bedroom also has it's own 4-piece ensuite and large closet. Convenient upper level laundry room. The lower level comes with a professionally developed 4-piece bathroom. The remainder is unfinished and ready for your future development ideas. This outstanding property offers both a great location in desirable Wedderburn community, and a spacious beautifully maintained home. Just move in!