



**96 Wolf Gate
Okotoks, Alberta**

MLS # A2327414



\$605,000

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,494 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Downstairs Dishwasher, Stove, Refrigerator, Washer, Dryer

Welcome to this modern 2-storey home in an unbeatable location! Located next to a tranquil pond with a scenic walking path, this property offers the perfect blend of modern living and outdoor enjoyment, all while being just minutes from schools, shopping, restaurants, and every amenity you need. Step inside to a bright, open-concept main floor where large windows flood the home with natural light. Luxury vinyl plank flooring flows throughout the main level, complemented by pot lights that create a warm and inviting atmosphere. The chef-inspired kitchen is designed to impress, featuring gleaming granite countertops, stainless steel appliances, a gas stove, soft-close cabinetry, and an abundance of workspace for preparing meals and entertaining guests. Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat. Granite countertops continue throughout the home, adding a touch of elegance to every bathroom. The conveniently located upper-floor laundry room makes everyday living that much easier. Step outside onto the back deck, the perfect place to enjoy your morning coffee or host summer BBQs. The fully accessible backyard offers valuable back lane access and rare RV parking, providing plenty of room for your recreational vehicles, trailers, or additional parking needs. Downstairs is the perfect place for some rental income in this one bedroom Legal permitted suite. Kitchen has plenty of cupboards and space to rest in the evenings. Whether you're looking for a family-friendly home, a fantastic entertaining space, or a property in an exceptional location, this home checks all the boxes. Move in and start enjoying pond views, nearby walking paths, and the convenience of having every amenity just moments away.