



GRASSROOTS
REALTY GROUP

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**68 Wolf Gate
Okotoks, Alberta**

MLS # A2346875

\$549,900

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,596 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, On Street, Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

NEW PRICE ADJUSTMENT!!!! Discover flexible, beautifully finished living in Wedderburn—one of North Okotoks’s most desirable newer communities. This Easton model by Morrison Homes offers nearly 2,300 sq. ft. of fully developed modern living space with four bedrooms, three-and-a-half bathrooms, and a versatile lower level designed to adapt to your family’s needs. The south-facing exposure fills the home with natural light throughout the day, creating bright and welcoming living spaces across all three levels. The open-concept main floor features a stylish kitchen with quartz countertops, upgraded appliances, a built-in microwave, soft-close cabinetry, and a generous central island. The kitchen flows seamlessly into the spacious dining area and sun-filled living room, making the space ideal for entertaining and everyday family life. An oversized front entry and coatroom provide valuable additional space that could also be used as a home office, homework area, or organized family hub. Upstairs, the HUGE primary bedroom includes a walk-in closet and a beautifully finished ensuite with a tiled shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room with added shelving complete the upper level. The professionally developed basement adds approximately 700 sq. ft. of comfortable and highly functional living space. It includes a fourth bedroom, full bathroom, living area, kitchenette, separate washer and dryer, built-in pantry, generous cabinetry, and tons of additional storage. The kitchenette is equipped with an induction cooktop and mini oven. With access through a shared rear entrance, this level is ideal for a nanny space, extended family, guests, older children, or multi-generational living. Alternatively, the appliances can easily be removed to create a spacious family room, games area, craft space,

or media room. A full wall of cabinetry provides excellent storage and even more flexibility. Outside, enjoy a fully landscaped and fenced yard, a deck with a natural gas BBQ connection, and a gravel parking pad pre-wired for EV charging. The rear of the property also offers ample space for a future double detached garage. The owners can provide information about local contractors who can assist with a seamless and cost efficient garage-building process. Located close to parks, scenic pathways, a golf course, schools, shopping, and everyday amenities, this home combines modern finishes, flexible living space, and small-town charm with convenient access to Calgary. Quick possession is available. Contact us for additional information or to arrange your private showing. Please note: Some photographs have been virtually staged to demonstrate possible furniture placement and living-space options.