



# 92 Wolf Gate Okotoks Alberta

\$580,000

Modern living in a quiet, family-friendly neighborhood. Massive front entry closet and spacious foyer welcome you into this open-concept home, with a bright front living room just off the entrance. Large front windows fill the space with natural light, and there's plenty of room for a cozy sectional. Dining area comfortably accommodates a large table--perfect for hosting family and friends. Kitchen features full-height, timeless white cabinetry, quartz countertops, an island with an eat-up bar, stainless steel appliances (including a fridge with water and ice), a gas stove, under-cabinet lighting, and built-in speakers. Durable, LVP flooring is through out main and upper level. At the back entrance, a functional mudroom with bench and coat hooks leads to the sunny, south-facing backyard. Convenient 2-piece bath is tucked just beside back mudroom. Fully fenced yard is complete with sod, and a gravel parking pad offers space for your future dream garage. There's also ample street parking out front. Upstairs begins with the convenience of upper-level laundry. Spacious primary bedroom easily fits a king-size bed and features built-in speakers, a walk-in closet, and a 3-piece ensuite with a stand-up shower. Two additional bedrooms are located at the back of the home, along with a 4-piece bath with a shower/tub combination. Both upper bathrooms have quartz counter tops and white cabinets matching the flow of the home. Basement is undeveloped offering space for a fourth bedroom, rec area, and storage and also has rough-in plumbing. Best of all--no condo fees on these units. This beautiful home is far enough away from main roads where it is quiet but a short walking distance to grocery stores, restaurants and shops.

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3pc Bathroom 7.42 Ft x 5.33 Ft

4pc Bathroom 11.00 Ft x 5.50 Ft

Primary Bedroom 15.75 Ft x 13.00 Ft

Bedroom 9.92 Ft x 9.33 Ft

Bedroom 9.92 Ft x 9.25 Ft

Laundry room 5.42 Ft x 6.25 Ft

2pc Bathroom 5.00 Ft x 4.75 Ft

Dining room 13.00 Ft x 9.08 Ft

Kitchen 13.75 Ft x 12.92 Ft

Living room 13.67 Ft x 12.33 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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