



94 Wolf Gate Okotoks Alberta

\$570,000

Welcome to this immaculate, air-conditioned semi-detached two-storey in the highly desirable community of Wedderburn, offering over 1,400 sq. ft. of thoughtfully designed living space with 2 bedrooms and 2.5 bathrooms on a 2,952 sq. ft. lot. With new fencing, low-maintenance landscaping, and charming architectural details, this home delivers both curb appeal and everyday comfort. Step inside to a welcoming foyer with 9' knockdown ceilings, neutral tones, and durable laminate flooring that flows throughout the main level. The dining area greets you first, creating a warm and inviting space for family meals and gatherings. From here, the layout flows seamlessly into the sleek, chef-inspired kitchen, featuring gorgeous two-tone cabinetry, quartz countertops, stainless steel appliances, a spacious island with breakfast bar seating, and a convenient pantry, perfect for both entertaining and everyday living. At the back of the home, the bright and comfortable living room offers a cozy retreat with an electric fireplace and remote-controlled blinds throughout, while large windows bring in plenty of natural light. A practical mudroom with a built-in bench leads directly to the deck and backyard, and a 2-piece powder room completes the main level. Upstairs, you'll find a versatile office or study area and a dedicated laundry room with wire shelving. The upper level features two spacious bedrooms, each with its own private ensuite, offering comfort, privacy, and flexibility--perfect for family members, guests, or a roommate arrangement. The full, undeveloped basement offers incredible potential for future development and already includes rough-in plumbing, making it easy to add an additional bathroom and expand the living space to suit your needs. Outside, the south-facing backyard extends your living space with a sunny deck perfect for summer barbecues, relaxing evenings, o...

Other 24.58 Ft x 18.25 Ft
 Furnace 17.92 Ft x 9.83 Ft
 Living room 13.92 Ft x 12.75 Ft
 Kitchen 14.33 Ft x 9.75 Ft
 Dining room 12.17 Ft x 7.83 Ft
 Foyer 6.00 Ft x 4.33 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft
 Primary Bedroom 13.25 Ft x 12.33 Ft
 Other 6.83 Ft x 5.42 Ft
 3pc Bathroom 8.92 Ft x 4.92 Ft
 Bedroom 13.00 Ft x 10.67 Ft
 4pc Bathroom 8.67 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:
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Other 6.92 Ft x 3.25 Ft

Laundry room 6.75 Ft x 5.33 Ft