

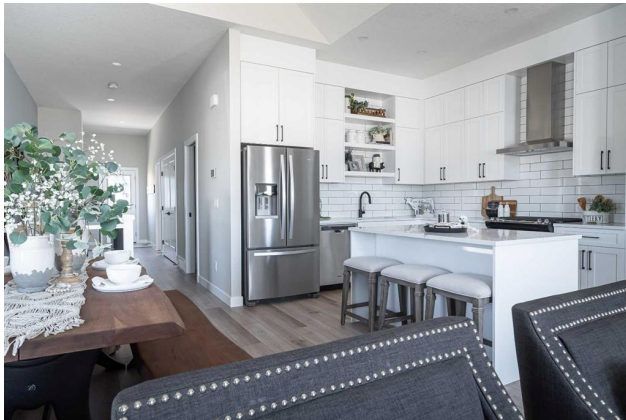


THE
A-TEAM

**RE/MAX
FIRST**

110 WOLF Crescent, Okotoks T1S 5X1

MLS®#: **A2141077** Area: **Wedderburn** Listing Date: **06/15/24** List Price: **\$618,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Okotoks**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,101 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,900**
 Low Sqft:
 Ttl Sqft: **1,900**

DOM

13
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air**
 Sewer:
 Ext Feat: **Lighting, Rain Gutters**

Construction: **Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`2" x 11`5"	Dining Room	Main	11`7" x 8`1"
Bedroom - Primary	Main	11`11" x 11`6"	Bedroom	Basement	12`0" x 9`0"
Bedroom	Basement	12`1" x 9`1"	Game Room	Basement	22`5" x 18`6"
4pc Ensuite bath	Main	10`0" x 8`0"	2pc Bathroom	Main	7`0" x 3`0"
4pc Bathroom	Basement	5`0" x 8`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
NC

2310009

Remarks

Pub Rmks:

Welcome to the Casa bungalow by Partners — a charming retreat that epitomizes modern comfort and style. This impeccably designed 1900 square foot home, nestled across from a serene green space, offers unparalleled functionality and elegance. With 1001 square feet on the main floor and an additional 899 square feet in the fully developed basement, this home is designed to elevate your lifestyle. From the moment you arrive, the Craftsman style architecture, accented by brick detailing, captivates the senses. Step through the front door to be welcomed by an inviting open floor plan, accentuated by vaulted ceilings in the living room and dining area, creating a bright ambiance. The heart of the home, the kitchen, is a chef's delight, featuring a generous-sized island, plenty of cabinetry, and a built-in pantry for added storage convenience. This floor also includes a side-by-side laundry room as well as a half bath. Retreat to your spacious primary bedroom, complete with a 4-piece ensuite boasting double vanities, a shower, and a walk-in closet, all located on the main floor. Venture downstairs to discover a fully developed basement, where a large recreation room awaits, perfect for entertaining or simply unwinding. Two generously sized bedrooms, a full bathroom, and a storage closet complete this level, providing ample space for guests or family members. This home is fully fenced for your privacy and includes a detached double garage. Embrace the epitome of convenience and style with the Casa — contact us today to embark on your journey towards your dream home.

Inclusions:
Property Listed By:

N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



