



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 WOLF Crescent, Okotoks T1S5V1**

MLS® #: **A2154640** Area: **Wedderburn** Listing Date: **08/01/24** List Price: **\$650,000**  
 Status: **Active** County: **Foothills County** Change: **+\$50k, 24-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Okotoks**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,885 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,308**  
 Low Sqft:  
 Ttl Sqft: **1,308**

DOM

**111**  
Layout  
 Beds: **2 (1 1)**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Level, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other, Private Entrance, Private Yard**

Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`2" x 7`6"	Dining Room	Main	10`5" x 13`10"
Kitchen	Main	8`7" x 15`0"	Laundry	Main	5`8" x 11`0"
Bedroom - Primary	Main	11`6" x 13`10"	2pc Bathroom	Main	
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Basement	11`6" x 14`0"
Den	Basement	10`7" x 14`0"	3pc Bathroom	Basement	5`0" x 10`7"
Game Room	Basement	13`0" x 40`8"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2111514**

Remarks

Pub Rmks:

**BRAND NEW & GORGEOUS "Sereno" attached 1300sq.ft.+ walk-out bungalow in the heart of charming Okotoks, built by Luxuria! You will fall in love with this home's elegant designer style, generous spaces, modern open concept, and south back yard! Beautiful WHITE GOURMET KITCHEN & DINING area feature ceiling height cabinets, 36" stove and hood fan, stainless steel appliances, Moen plumbing fixtures, superb oversized island & quartz countertop. LIVING ROOM is flooded with natural light and exudes warm ambiance, features fireplace w floor to ceiling tile surround, and glass door to outdoor lounging area. PRIMARY BEDROOM is perfect for a king sized bed, and features large window, huge walk-in closet & built-ins, spa like ensuite bathroom with 40" high bathroom mirrors, two under mounted sinks, and beautiful quart counters. INTERIOR FINISHING features knockdown texture ceiling, beautiful engineered hardwood floors and tiles, 3" baseboards, swing doors to all closets & more. Other notable items include low-E argon filled windows, programmable thermostat, flow through humidifier, 50 gallon electric hot water tank, air circulation recovery system, and high efficiency heating. WALK-OUT BASEMENT is under construction, and has ample space additional bedroom, den and a large rec room. SOUTH BACK YARD offers plenty of room for outdoor lounging & entertaining. Want to know a bit about the builder? Luxe by Luxuria Homes is a family builder focused on families. They have a well-established history of building throughout Calgary, Chestermere, Cochrane and now in Okotoks, together with a strong commitment to foster positive impact in these communities. Luxe offers industry standard 1-2-5-10 year building warranty for all of their product, and are committed to ensuring buyer satisfaction. Priced at \$650K (including GST), this attached walk-out bungalow can't be beat!**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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









