

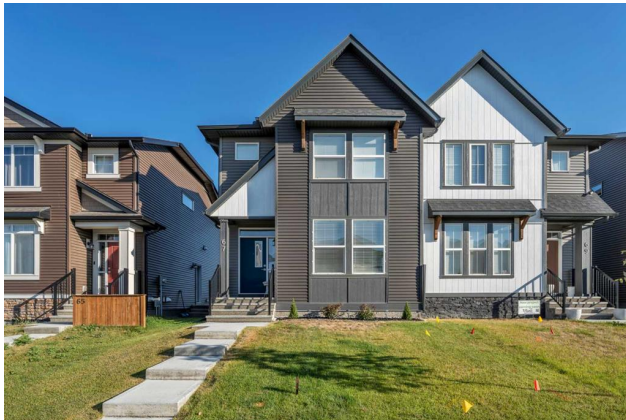


THE
A-TEAM

**RE/MAX
FIRST**

67 WOLF Gate, Okotoks T1S5T9

MLS®#: **A2161332** Area: **Wedderburn** Listing Date: **09/13/24** List Price: **\$598,300**
 Status: **Active** County: **Foothills County** Change: **+\$300, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Okotoks**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **2,754 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,421**
 Low Sqft:
 Ttl Sqft: **1,421**

DOM

6
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Open Floorplan,Pantry,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 3`0"	Dining Room	Main	10`4" x 11`8"
Kitchen	Main	15`0" x 13`6"	Living Room	Main	13`3" x 14`5"
3pc Bathroom	Second	5`8" x 8`7"	4pc Bathroom	Second	7`6" x 7`4"
Bedroom	Second	9`4" x 10`11"	Bonus Room	Second	9`5" x 11`9"
Bedroom - Primary	Second	13`0" x 12`2"	Bedroom	Basement	9`1" x 10`11"
Game Room	Basement	12`2" x 13`6"	Storage	Basement	5`9" x 6`0"
Storage	Basement	8`3" x 5`5"	Furnace/Utility Room	Basement	8`8" x 14`7"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

2012058

Remarks

Pub Rmks: **Welcome to this beautifully designed duplex in the sought-after community of Wedderburn, Okotoks. Featuring 2 bedrooms upstairs, a bonus room, and 1 bedroom in the basement, this home is perfect for growing families or those seeking versatile living spaces. The main floor boasts an open-concept layout with a bright living area, perfect for entertaining. The kitchen is a culinary delight, featuring modern finishes, sleek countertops, and stainless steel appliances. The large eating area delights with a gorgeous feature wall complete with built in cabinets and a custom countertop. Upstairs, you'll find two spacious bedrooms, including the primary bedroom (with a beautiful ensuite), a full bathroom, and a fantastic bonus room—ideal for a home office, play area, or additional living space. The basement offers a third bedroom, perfect for guests or family, along with a cozy additional living space that could serve as a media room or recreation area. Step outside to your private backyard and enjoy the convenience of the oversized detached garage, offering plenty of parking and storage. Situated in the growing community of Wedderburn, you're just minutes away from schools, parks, and all the local amenities Okotoks has to offer. With so much going on this one won't last! Schedule your viewing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

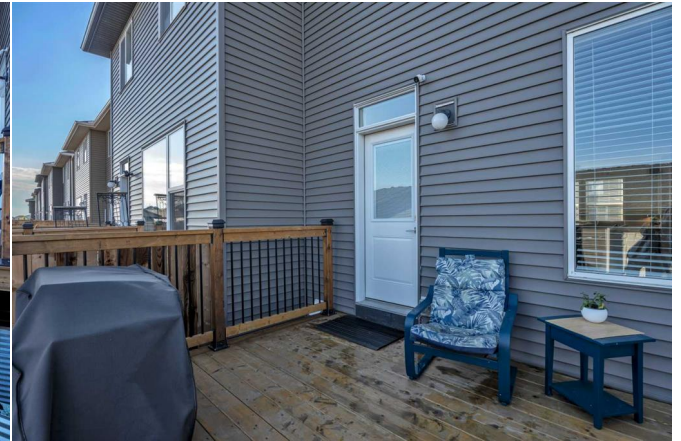
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





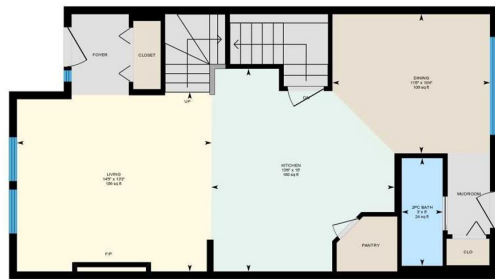






67 Wolf Gate, Okotoks, AB

Main Floor Exterior Area 712.08 sq ft
Interior Area 637.62 sq ft



0 3 6 ft

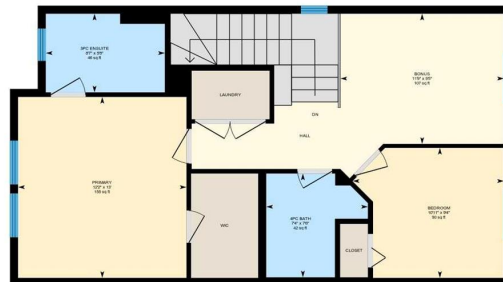
PREPARED: 2024/09/13



White regions are excluded from total floor area in GUSICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 719.05 sq ft
Interior Area 654.98 sq ft



0 3 6 ft

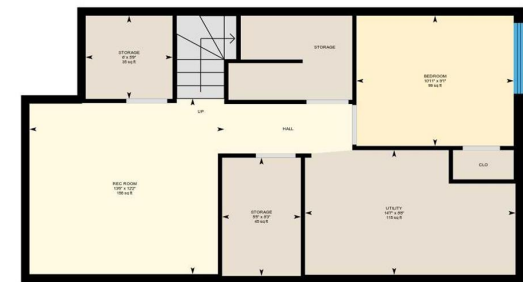
PREPARED: 2024/09/13



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Basement (Below Grade) Exterior Area 562.28 sq ft
Interior Area 580.43 sq ft



0 3 6 ft

PREPARED: 2024/09/13



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