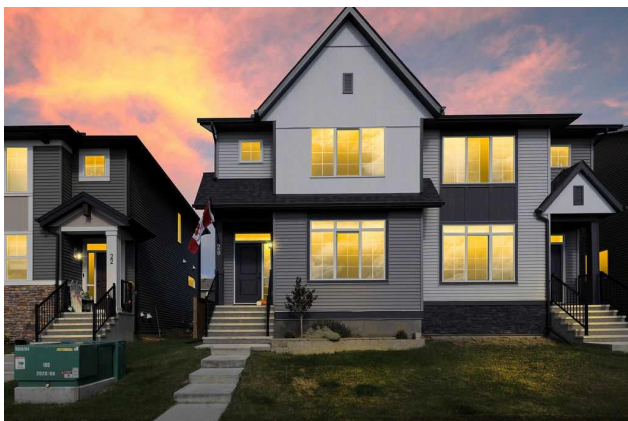


20 WOLF Crescent, Okotoks T1S 5V1

MLS®#: **A2168917** Area: **Wedderburn** Listing Date: **09/27/24** List Price: **\$564,900**
 Status: **Pending** County: **Foothills County** Change: **-\$10k, 16-Oct** 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: **2,745 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,584**
 Low Sqft:
 Ttl Sqft: **1,584**

DOM

54
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**
 Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 13`8"	Dining Room	Main	13`9" x 9`1"
Kitchen	Main	13`0" x 13`8"	Office	Main	5`3" x 8`2"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Second	13`0" x 15`9"
Bedroom	Second	10`0" x 19`9"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

2012058

Remarks

Pub Rmks: **Perfect home with in an amazing north end location. Come be part of one of Okotoks newest growing communities and reap the rewards of all the new amenities close by. This attached home will truly wow you the minute you walk through the front door. The natural light, and next to new feel will be sure to please. The unique open concept floor plan offers a large front entrance leading to the office. The cozy living room is graced with a custom fireplace with floor to ceiling stone work. You will love the size of the chefs kitchen with upgrades such as gas stove, quartz counters, huge walk in pantry, built -in microwave, a charming window over the sink, and so much cupboard space. Entertain all your family and friends on this level with a dining space large enough for everyone to sit comfortably. The rear mudroom offers a place to hang coats and shoes, and tucked away is that 2 piece bathroom. Such a perfectly functional floorplan. The upper level has 2 primary suites and a large bonus space all hosting upgraded luxury carpet!! The front suite offers an enhanced bathroom with 2 sinks- not something that you will see often in an attached home, and a large walk in closet. The 2nd primary suite has 2 closets and another 4 piece bathroom with tub/shower combo. The bonus space can be used as a secondary family space, a gym space, larger office space or whatever your needs may be. The lower level is unfinished and awaits your ideas(dont overlook the laundry hook ups and rough in for a potential kitchen) Another amazing feature of this home is the low maintenance back yard with deck, pergola , and rock landscaping. A double parking pad provides off street parking and trenched to future garage is the electrical and gas lines. have I mentioned the central Air-Conditioning?? All you have to do is move in and enjoy the multitude of noticeable upgrades already done to this home. So much value added and now it can be yours to enjoy ! Steps to D'arcy Crossing, walking paths, shopping, golf, schools, playgrounds,and so much more up and coming. Do Not miss this opportunity**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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



