



THE
A-TEAM

**RE/MAX
FIRST**

84 WOLF Gate, Okotoks T1S 5T9

MLS® #: **A2183458**

Area: **Wedderburn**

Listing Date: **12/20/24**

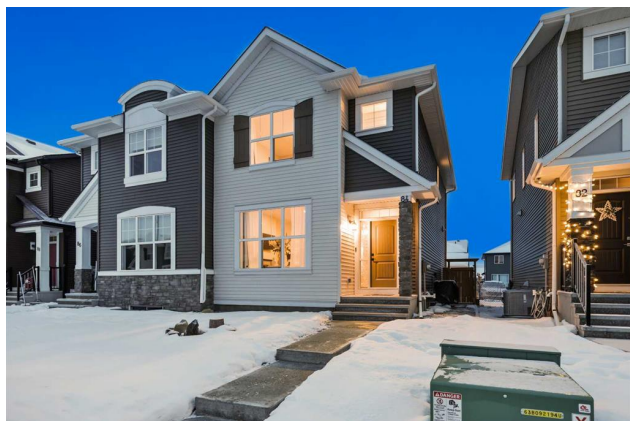
List Price: **\$585,000**

Status: **Active**

County: **Foothills County**

Change: **None**

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:

Access:
Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached**

DOM

1
Layout
Beds: **3 (3)**
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,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	22`4" x 12`2"
Foyer	Main	6`0" x 4`4"
2pc Bathroom	Main	5`1" x 4`11"
Walk-In Closet	Second	5`11" x 5`4"
Bedroom	Main	9`11" x 9`3"
Laundry	Second	5`5" x 3`3"
Game Room	Basement	25`0" x 18`4"

Room	Level	Dimensions
Kitchen	Main	14`2" x 12`7"
Mud Room	Main	6`11" x 5`7"
Bedroom - Primary	Second	12`8" x 12`7"
3pc Ensuite bath	Second	8`9" x 5`6"
Bedroom	Second	9`10" x 9`4"
4pc Bathroom	Second	7`5" x 4`1"
Furnace/Utility Room	Basement	18`3" x 10`7"

Title: **Fee Simple**
 Zoning: **TN**
 Legal Desc: **2012058**

Remarks

Pub Rmks: **This IMMACULATE, AIR-CONDITIONED Semi-Detached 2 Storey in the highly DESIRABLE Wedderburn Community has 1350.07 sq ft of BEAUTIFULLY Developed living space that offers the perfect blend of COMFORT, + PRACTICALITY, w/Detached DOUBLE Garage w/EPOXY COATING Flooring (Partially Insulated), 3 Bedrooms, 2 ½ Bathrooms, all on a 2745 Sq Ft LOT. As you approach this home, you see the Unique Window Shutters, the Architectural detail of this HOME, New Fencing, + Low Maintenance Landscaping. WELCOME to this INVITING Foyer w/NEUTRAL Color Tones, 9' Knockdown Ceilings, + Laminate flooring throughout that greet you upon entering. The OPEN Concept Floor Plan incl/Natural Light coming in from the windows, w/Living Room, + a Dining Room will accommodate large FAMILY gatherings whether around the table as you have MEANINGFUL Conversations or have a romantic candlelit meal. The Living area features STRIKING Electric Fireplace, creating a WARM, + ELEGANT Atmosphere. This space is perfect for both RELAXING, + ENTERTAINING. The 'Heart of the Home' is this SLEEK CHEF'S style Kitchen w/GORGEOUS 2-Toned Cabinetry, SS Appliances, QUARTZ Countertops, an ISLAND incl/Breakfast Bar, + a PANTRY. It has a MUD Room w/BUILT-IN Bench incl/Door leading to the Deck. A 2 pc Bathroom completes the Main Floor. On the Upper Floor is the area for an OFFICE, a Laundry Room incl/Wire Shelving, + the Primary Bedroom w/Window fills this space w/Sunlight, + providing a RESTFUL room for a PEACEFUL RETREAT. It has a 3 pc EN-SUITE incl/Oversized Standing Shower. The WALK-IN Closet offers AMPLE space for all your wardrobe needs. There is the 4 pc Bathroom w/SOAKER Tub for those moments to UNWIND after a long day. There are the GOOD-SIZED 2nd, + 3rd Bedrooms as well; whether for another office area or GUESTS. The Full, Undeveloped Basement has a LARGE Recreation Room waiting for you to CREATE as it has so much POTENTIAL to make it your own. Whether you curl up on the couch, read a book, or enjoy Movie or Game Nights; this space will be to build MEMORIES together. There would be plenty of room for a Pool Table, Board Games, or your favorite activities as it offers a fantastic atmosphere for your LOVED ONES. The Utility/Storage room area provides plenty of space for all your storage needs. This SOUTH-FACING Backyard, extends your living space outdoors for even more ENJOYMENT. Whether you're seeking a QUIET ESCAPE or a LIVELY gathering place on the Deck for a BBQ, this Backyard works for spending time w/Children or Pets. It is close to Shopping, Parks, Schools, + Amenities. Just off of roads such as Banister Drive, + Northridge Drive. Book TODAY for a private viewing to see this SPECTACULAR property!!!**

Inclusions: **TV Bracket on wall in Living Room, Window Coverings**
 Property Listed By: **RE/MAX House of Real Estate**

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









