



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19 WOLF Crescent, Okotoks T1S 5V1**

MLS® #: **A2205638**

Area: **Wedderburn**

Listing Date: **03/26/25**

List Price: **\$644,900**

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**

Finished Floor Area

Abv Sqft: **1,325**

Low Sqft:

Ttl Sqft: **1,325**

Lot Information

Lot Sz Ar: **3,565 sqft**

Lot Shape:

DOM

**21**

Layout

Beds: **2 (1 1 )**

Baths: **2.5 (2 1)**

Style: **Bungalow-Villa**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Interior Lot, No Neighbours Behind, Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Rain Gutters**

Construction:

**Concrete, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Washer/Dryer**

Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**NC**

Legal Desc: **2111514**

Remarks

Pub Rmks: **Welcome to The Stato by Luxe by Luxuria Homes, an exquisitely designed bungalow-style townhome with no condo fees, offering a blend of luxury, comfort, and**

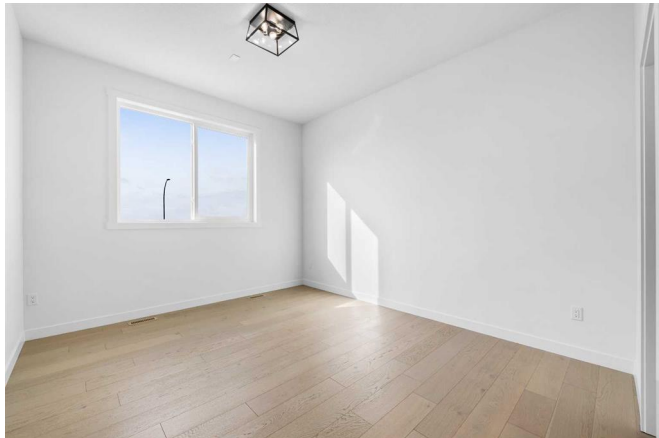
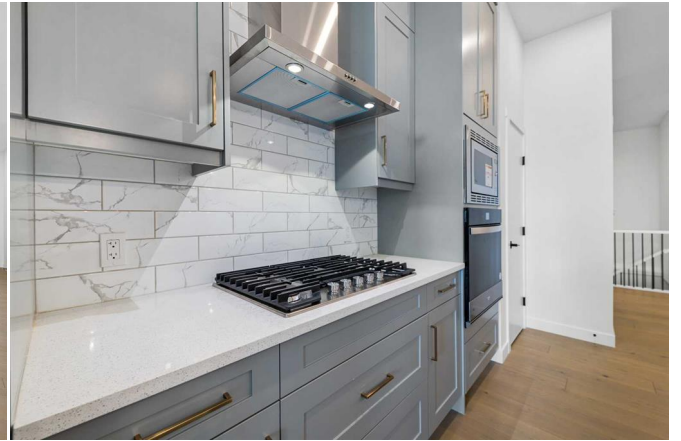
timeless sophistication in the desirable community of Wedderburn, Okotoks. From the moment you step inside, 10' ceilings and an open, flowing layout create an immediate sense of space and elegance. The main floor is thoughtfully designed, featuring a spacious den, ideal for a home office or sitting room, alongside the primary suite, a serene retreat complete with a walk-in closet, spa-inspired ensuite, double vanities, and a tiled shower. The kitchen, featuring built-in appliances, quartz countertops, and a gas cooktop, overlooks the spacious dining area, making it perfect for both everyday living and entertaining. The great room, with its floor-to-ceiling tiled fireplace, brings warmth and refined character. A large deck with stairs extends the living space outdoors, offering a private place to relax. The fully finished walkout basement enhances the home with a rec room, built-in beverage bar, a well-appointed bedroom, full bathroom, and a versatile den. A covered concrete patio provides a quiet outdoor escape, while the double attached garage ensures both convenience and functionality. Nestled in North Okotoks, Wedderburn offers a peaceful yet connected lifestyle, with scenic walking trails, green spaces, and parks just steps away. Boutique shops, dining, and daily essentials are minutes from your door, and with South Calgary only 15 minutes away, city access is effortless. A home where elegance meets everyday ease

NA  
eXp Realty

Inclusions:  
Property Listed By:

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













**19 Wolf Crescent, Okotoks, AB**

Main Floor	Exterior Area	1325.29 sq ft
	Excluded Area	436.51 sq ft



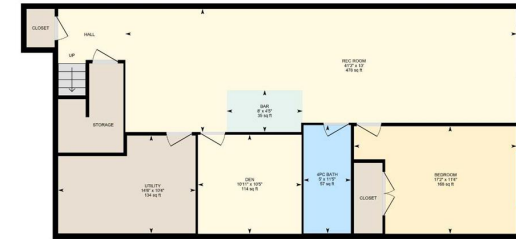
PREPARED: 2025/03/24

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



19 Wolf Crescent, Okotoks, AB

Basement (Below Grade) Exterior Area 1247.37 sq ft



PREPARED: 20250324

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