

**80 Wolf Gate
Okotoks, Alberta**

MLS # A2272064



\$635,000

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: TV Wall Mounts, Gemstone Lighting, Doorbell Camera

Highly upgraded throughout, professionally finished basement with side entrance and illegal suite potential, south facing backyard with massive composite deck, NO CARPET, transferable new home warranty!! Welcome to this immaculately cared for home, conveniently located on the north side of Okotoks - commuting to Calgary is a breeze. Offering a bright and open main floor with a spacious dining area, central kitchen with 2 tone cabinetry, quartz countertops, upgraded appliances - including gas range and built-in microwave. The spacious living room has an electric fireplace, big south facing window and extra pot lights. The main floor also offers a 2 pc bathroom and access to the SOUTH FACING backyard with 2 tiered composite deck that leads to the double detached garage with epoxy flooring. Upstairs you'll enjoy the double primary layout separated by a bonus room and laundry room with added storage. Both bedrooms have ensuite bathrooms - upgraded to quartz countertops. The professionally finished basement has a convenient side entrance that leads down to the large living room with an electric fireplace and feature wall. There is an L shaped kitchen with sink, fridge and 220v wiring. An additional bedroom with a large window and full bathroom with tiled shower, washer/dryer hookups and under stair storage complete this space. The home also features a water softener, custom window coverings throughout (2 main floor windows are motorized), BBQ gas line, exterior gemstone track lighting and a landscaped front yard with stone patio - no grass to cut here!