

63 Wolf Gate
Okotoks, Alberta

MLS # A2272777



\$569,900

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,404 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: Window coverings - all, Garage door opener, Garage control(s)

****OPEN HOUSE ON SUNDAY DECEMBER 7TH FROM 2PM - 4PM**** Welcome to your new home in Wedderburn, Okotoks! Perfectly located on the north end with quick access to Calgary, shopping, and local amenities, this 3-bedroom, 2.5-bath Arlo floor plan by Morrison Homes offers over 1,400 sq. ft. of comfort and style. Enjoy ABUNDANT STREET PARKING for guests and the bright, private feel of this desirable END UNIT. The main floor showcases 9-FOOT CEILINGS, large windows, upgraded blinds, a welcoming living room, a modern kitchen with central island and ample storage, a spacious dining area, and a convenient 2-piece bath. Upstairs, the primary retreat features a walk-in closet and 4-piece ENSUITE, while TWO ADDITIONAL BEDROOMS, a FULL BATH, and UPPER LAUNDRY add practicality and ease. Outside, relax in your FULLY FENCED PRIVATE YARD with both UPPER AND LOWER DECKS, plus the bonus of an INSULATED DOUBLE GARAGE. Move-in ready and thoughtfully designed, this Wedderburn gem checks all the boxes!