

# \$609,000 - 19 Wolf Crescent, Okotoks

MLS® #A2244978

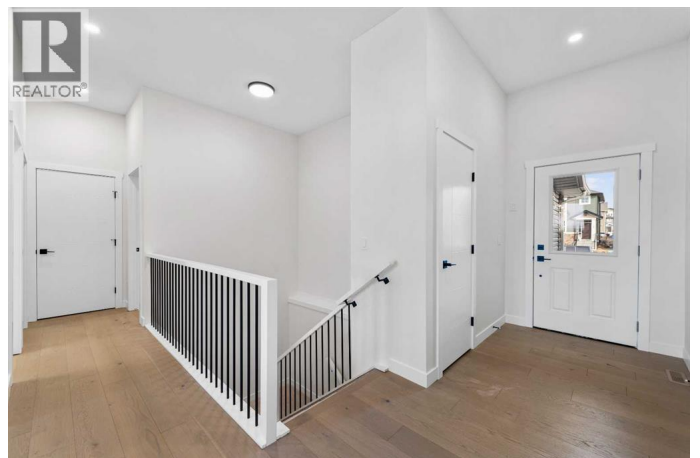
**\$609,000**

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Single Family on 0.08 Acres

Wedderburn, Okotoks, Alberta

Incredible value for a fully finished walkout bungalow villa with NO CONDO FEES and immediate possession - welcome to The Stato by Luxe by Luxuria Homes. A beautifully designed bungalow-style townhome in the established community of Wedderburn, Okotoks. This home offers nearly 2,300 square feet of developed space, with 10'™ ceilings on the main floor, a bright open-concept layout, and premium finishes throughout. The kitchen features built-in appliances, quartz countertops, a gas cooktop, and plenty of space for everyday living and entertaining. A spacious great room with a floor-to-ceiling tiled fireplace adds warmth and character, while the main floor den offers flexibility for a home office or sitting room. The private primary suite includes a walk-in closet and spa-inspired ensuite with double sinks and a fully tiled shower. A large upper deck with gas line and stairs leads to your backyard, and the fully finished walkout basement adds even more usable space with a rec room, wet bar, second bedroom, full bathroom, and an additional flex room. The double attached garage adds everyday convenience, and with immediate possession available, you can move in right away. Located in North Okotoks, Wedderburn offers walking trails, playgrounds, and easy access to everyday amenities, all just 15 minutes from South Calgary. This is the only quick possession bungalow villa currently available in the development, making it a rare opportunity for anyone looking to right-size



without compromising on space or style.  
(id:6289)

Built in 2024

**Essential Information**

Listing #	A2244978
Price	\$609,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,325
Acres	0.08
Year Built	2024
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	19 Wolf Crescent
Subdivision	Wedderburn
City	Okotoks
Province	Alberta
Postal Code	T1S5V1

**Amenities**

Amenities	Park, Playground, Shopping
Features	Wet bar, PVC window, No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Cooktop - Gas, Dishwasher, Oven, Microwave, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	eXp Realty
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