

# \$644,900 - 19 Wolf Crescent, Okotoks

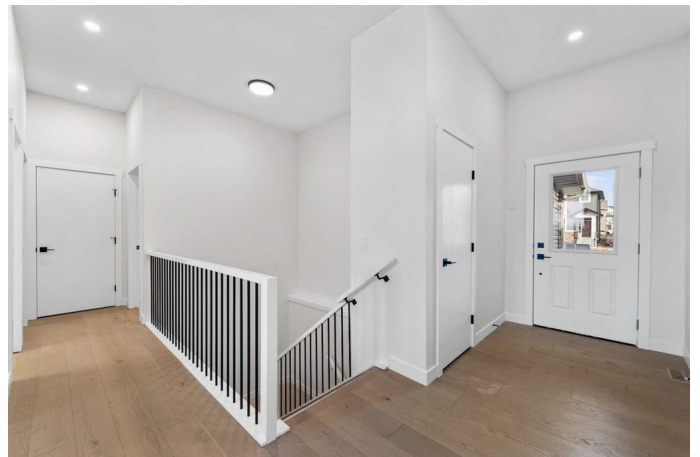
MLS® #A2205638

**\$644,900**

2 Bedroom, 3.00 Bathroom, 1,325 sqft  
Residential on 0.08 Acres

Wedderburn, Okotoks, Alberta

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

Built in 2024

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205638      |
| Price          | \$644,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,325         |
| Acres          | 0.08          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Villa         |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 19 Wolf Crescent |
| Subdivision | Wedderburn       |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 5V1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar |
|-------------------|--|

|                 |   |
|-----------------|---|
| Appliances      | Bar Fridge, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Washer/Dryer |
| Heating         | Forced Air  |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Electric, Living Room, Tile   |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Walk-Out  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Rain Gutters  |
| Lot Description   | Interior Lot, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 10               |
| Zoning         | NC               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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