

# \$610,000 - 63 Wolf Gate, Okotoks

MLS® #A2255196

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,404 sqft

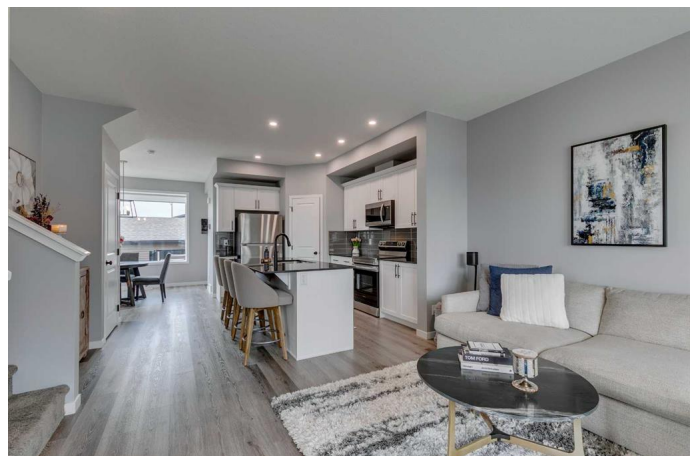
Residential on 0.06 Acres

Wedderburn, Okotoks, Alberta

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!



Built in 2022

## Essential Information

MLS® # A2255196

Price \$610,000

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,404                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 63 Wolf Gate     |
| Subdivision | Wedderburn       |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 5T9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home                                             |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Yard, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 29                   |
| Zoning         | TN                   |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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