

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

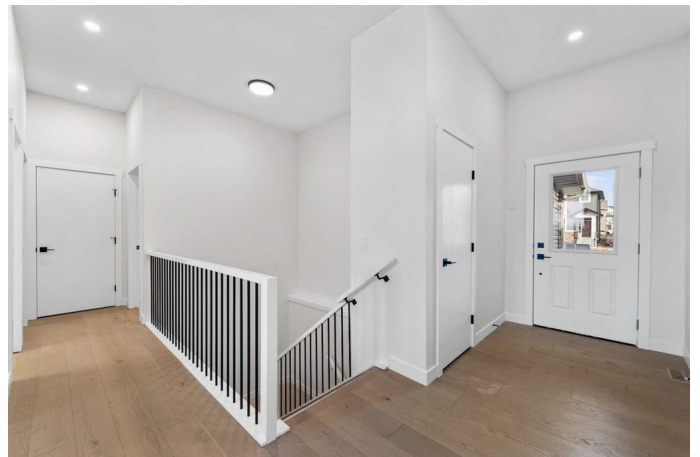
MLS® #A2205638

**\$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	8
Zoning	NC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.