

20 Wolf Crescent
Okotoks, Alberta

MLS # A2168917



\$564,900

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,584 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Perfect home with in an amazing north end location. Come be part of one of Okotoks newest growing communities and reap the rewards of all the new amenities close by. This attached home will truly wow you the minute you walk through the front door. The natural light, and next to new feel will be sure to please. The unique open concept floor plan offers a large front entrance leading to the office. The cozy living room is graced with a custom fireplace with floor to ceiling stone work. You will love the size of the chefs kitchen with upgrades such as gas stove, quartz counters, huge walk in pantry, built -in microwave, a charming window over the sink, and so much cupboard space. Entertain all your family and friends on this level with a dining space large enough for everyone to sit comfortably. The rear mudroom offers a place to hang coats and shoes, and tucked away is that 2 piece bathroom. Such a perfectly functional floorplan. The upper level has 2 primary suites and a large bonus space all hosting upgraded luxury carpet!! The front suite offers an enhanced bathroom with 2 sinks- not something that you will see often in an attached home, and a large walk in closet. The 2nd primary suite has 2 closets and another 4 piece bathroom with tub/shower combo. The bonus space can be used as a secondary family space, a gym space, larger office space or whatever your needs may be. The lower level is unfinished and awaits your ideas(dont overlook the laundry hook ups and rough in for a potential kitchen) Another amazing feature of this home is the low maintenance back yard with deck, pergola , and rock landscaping. A double parking pad provides off street parking and trenched to future garage is the electrical and gas lines. have I mentioned the central Air- Conditioning?? All you have to do is move in and enjoy the multitude of noticeable upgrades already done to

this home. So much value added and now it can be yours to enjoy ! Steps to D'arcy Crossing, walking paths, shopping, golf, schools, playgrounds, and so much more up and coming. Do Not miss this opportunity