

# \$593,000 - 67 Wolf Gate, Okotoks

MLS® #A2238208

**\$593,000**

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.06 Acres

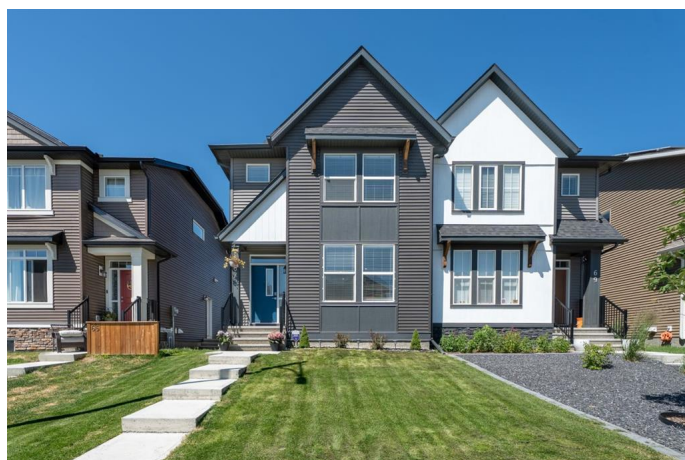
Wedderburn, Okotoks, Alberta

Welcome to your new home! This south-facing half-duplex is perfectly situated between a newer shopping development on the West side, and to the east is a playground, park and walking paths connecting you to the rest of town! Inside the home you'll find the large main window lets in year round sun. This home has an inviting layout, with a custom dining room feature wall, and spacious kitchen area! Upstairs is a bonus room, for whatever you need it to become, be it an office space, exercise room, play area, or a calm place to read a book! Also upstairs is the primary bedroom, with another beautiful feature wall, with warm light fixtures! A walk-in closet and a 3 piece ensuite add the finishing touch to this relaxing space. Conveniently just outside the primary bedroom, is the stacked washer/dryer with space for all your cleaning supplies and linens! Come book your walk-through with your favourite REALTOR today!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238208  |
| Price          | \$593,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,420     |



|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 2022                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 67 Wolf Gate     |
| Subdivision | Wedderburn       |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S5T9           |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Electric, Living Room                                                                                                           |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                        |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                           |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 9th, 2025  
Days on Market                25  
Zoning                              TN

**Listing Details**

Listing Office                    CIR Realty

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