

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

MLS® #A2255196

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,404 sqft

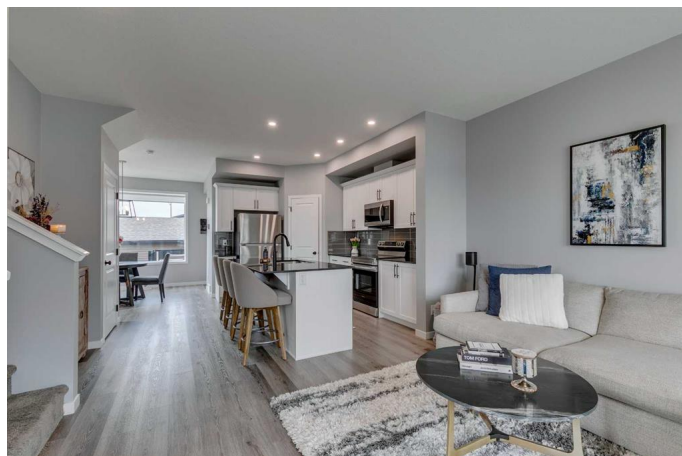
Residential on 0.06 Acres

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	Duplex
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	1
Zoning	TN

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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