



**GRASSROOTS**  
REALTY GROUP

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**63 Wolf Gate  
Okotoks, Alberta**

**MLS # A2255196**



**\$610,000**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

**Inclusions:** Window coverings - all, Garage door opener, Garage control(s)

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!