



GRASSROOTS
REALTY GROUP

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**34 Wolf Crescent
Okotoks, Alberta**

MLS # A2264524



\$615,000

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,473 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Door bell camera, 2 TV Wall mounts, Wall mounted shelves, Hot Tub, Pergola, Outdoor lights, Half bath mirror, Shower Curtains, 2 garage controls

Welcome to this stunning, semi-detached 2-storey home in the sought-after community of Wedderburn in Okotoks -where modern design meets small-town charm. Offering over 2,100 sq. ft. of total living space, this 5-bedroom, 3.5-bath home provides exceptional comfort for growing families, busy professionals, or anyone looking for a move-in-ready property that has it all. The stylish and inviting main floor features a bright and open layout with large windows that fill the space with natural light. The designer kitchen combines beauty and performance showcasing quartz countertops, upgraded stainless steel appliances including a gas range and ceiling -height cabinetry. The central island is perfect for casual meals or for ease in entertaining and there is a spacious dining area creating an ideal gathering space for family and friends. A convenient 2 pce powder room and versatile back entry space with built in bench and hooks complete the main level. Upstairs, you'll find three comfortable and spacious bedrooms, including the warm and welcoming primary retreat complete with a convenient walk-in closet for all your storage needs. The ensuite offers thoughtful touches with dual sinks, a large stand-up shower, and warm modern finishes — the perfect start and end to your day. A full main bath and upper-level laundry add everyday functionality. The basement is fully finished and expands your living options with a cozy family room, two additional bedrooms, and a 4-piece bathroom perfect for guests, teens, or a home office setup. Step outside and enjoy your private low-maintenance backyard oasis, highlighted by a stamped concrete patio, charming pergola with café lights, and a hot tub for year-round relaxation. There's no grass to mow, just space to unwind and entertain in your backyard oasis. The property also features air conditioning for summer

comfort and a double detached garage off the back lane for parking and storage options. You are ideally located close to community walking paths, playgrounds, and the many amenities that Okotoks has to offer, this home truly combines modern living with community warmth.