



**94 Wolf Gate NW
Okotoks, Alberta**

MLS # A2296593



\$539,800

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,494 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home		

Inclusions: Built-in Dishwasher, (2) TV Mounts, A/C

Welcome to this immaculate, air-conditioned semi-detached two-storey in the highly desirable community of Wedderburn, offering over 1,400 sq. ft. of thoughtfully designed living space with 2 bedrooms and 2.5 bathrooms on a 2,952 sq. ft. lot. With new fencing, low-maintenance landscaping, and charming architectural details, this home delivers both curb appeal and everyday comfort. Step inside to a welcoming foyer with ‘s knockdown ceilings, neutral tones, and durable laminate flooring that flows throughout the main level. The dining area greets you first, creating a warm and inviting space for family meals and gatherings. From here, the layout flows seamlessly into the sleek, chef-inspired kitchen, featuring gorgeous two-tone cabinetry, quartz countertops, stainless steel appliances, a spacious island with breakfast bar seating, and a convenient pantry, perfect for both entertaining and everyday living. At the back of the home, the bright and comfortable living room offers a cozy retreat with an electric fireplace and remote-controlled blinds throughout, while large windows bring in plenty of natural light. A practical mudroom with a built-in bench leads directly to the deck and backyard, and a 2-piece powder room completes the main level. Upstairs, you’ll find a versatile office or study area and a dedicated laundry room with wire shelving. The upper level features two spacious bedrooms, each with its own private ensuite, offering comfort, privacy, and flexibility—perfect for family members, guests, or a roommate arrangement. The full, undeveloped basement offers incredible potential for future development and already includes rough-in plumbing, making it easy to add an additional bathroom and expand the living space to suit your needs. Outside, the south-facing backyard extends your living space with a sunny deck perfect for summer

barbecues, relaxing evenings, or spending time with children and pets. Located close to shopping, parks, schools, and everyday amenities, with convenient access to Banister Drive and Northridge Drive, this beautifully maintained home offers the perfect combination of comfort, functionality, and community living. Move-in ready and meticulously cared for, this Wedderburn home is ready to welcome its next chapter.