



GRASSROOTS
REALTY GROUP

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**80 Wolf Gate
Okotoks, Alberta**

MLS # A2304663



\$645,000

Division:	Wedderburn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,484 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: TV Wall Mount, Gemstone Lighting, Doorbell Camera, Shelving in Garage

Did you miss your opportunity to own this amazing home the first time it was offered on the market? Well, here is your second chance! Due to circumstances, the buyers are unable to make the cross country move they planned on, therefore this property is up for grabs again! This home boasts many upgrades including vinyl planking throughout, eliminating allergens, quartz countertops in the kitchen and bathrooms, motorized window blinds in the dining area and living room, 2 electric fireplaces and built-in microwave to mention a few. Did I also mention the very popular Gemstone lighting is included as well? Enter to find a great open concept with a large bright dining area, gorgeous kitchen with two toned cabinetry, beautiful island, upgraded appliances including a gas stove, large living room with electric fireplace, half bath, door to the backyard and a side door as well. Upstairs you will find two primary suites, each with their own ensuite, and one with a huge walk-in closet, a bonus room between them, and a laundry room with cabinetry. The basement was professionally developed and could be used by family, guests or possibly a revenue stream as it has a kitchenette already in place, a side door for privacy & security, large living room with an electric fireplace, bright bedroom, stunning full bathroom with floor throughout ceiling tiles, laundry hook-ups and under stairs storage. To make this a legal suite, if desired, for revenue, specific requirements and permits from the Town of Okotoks would be required. Now...the incredible south facing yard! Amazing two tiered composite deck for maintenance free living...no grass! The upper deck includes a gas bbq hook-up and privacy screen. Pear trees complete the backyard. You will also find a double detached garage with epoxy floor. And the front yard? Maintenance free as well with a stone patio and zero landscaping. The side

yard is also maintenance free and could be used as a dog run if desired. Since purchasing, upgrades include the insulation in the attic being brought up to R50, recessed lighting put in the garage by a master electrician, furnace and all ducts throughout the home cleaned, and a furnace inspection completed as well. For your convenience, we are including the inspection report. This is truly one of a kind home with little to no maintenance outside to be done. Absolutely immaculate and ready for its new owners. Located close to all amenities, including shopping, walking paths, parks, a dog park, and more. Also conveniently located on the north side of Okotoks allowing for a quick commute to Calgary. Come view today and find your perfect home where everything was thought through carefully for the utmost enjoyment and functionality. Call your realtor today to view. This didn't last long the first time it was listed so don't hesitate!