

# \$609,000 - 19 Wolf Crescent, Okotoks

MLS® #A2244978

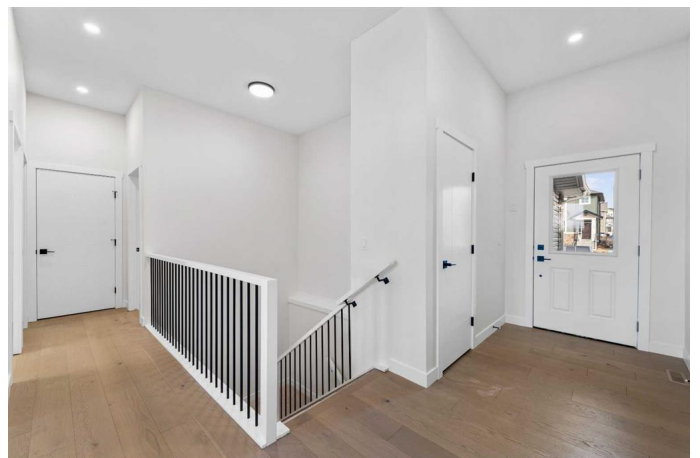
**\$609,000**

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.08 Acres

Wedderburn, Okotoks, Alberta

Incredible value for a fully finished walkout bungalow villa with NO CONDO FEES and immediate possession - welcome to The Stato by Luxe by Luxuria Homes. A beautifully designed bungalow-style townhome in the established community of Wedderburn, Okotoks. This home offers nearly 2,300 square feet of developed space, with 10' ceilings on the main floor, a bright open-concept layout, and premium finishes throughout. The kitchen features built-in appliances, quartz countertops, a gas cooktop, and plenty of space for everyday living and entertaining. A spacious great room with a floor-to-ceiling tiled fireplace adds warmth and character, while the main floor den offers flexibility for a home office or sitting room. The private primary suite includes a walk-in closet and spa-inspired ensuite with double sinks and a fully tiled shower. A large upper deck with gas line and stairs leads to your backyard, and the fully finished walkout basement adds even more usable space with a rec room, wet bar, second bedroom, full bathroom, and an additional flex room. The double attached garage adds everyday convenience, and with immediate possession available, you can move in right away. Located in North Okotoks, Wedderburn offers walking trails, playgrounds, and easy access to everyday amenities, all just 15 minutes from South Calgary. This is the only quick possession bungalow villa currently available in the development, making it a rare opportunity for anyone looking to right-size



without compromising on space or style.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244978      |
| Price          | \$609,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,325         |
| Acres          | 0.08          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Villa         |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 19 Wolf Crescent |
| Subdivision | Wedderburn       |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 5V1          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer, Oven-Built-In                                                                |
| Heating           | Forced Air                                                                                                                                 |

|                 |                             |
|-----------------|-----------------------------|
| Cooling         | None                        |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Electric, Living Room, Tile |
| Has Basement    | Yes                         |
| Basement        | Finished, Full, Walk-Out    |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Rain Gutters                                        |
| Lot Description   | Interior Lot, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 2                |
| Zoning         | NC               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.