

\$609,000 - 19 Wolf Crescent, Okotoks

MLS® #A2244978

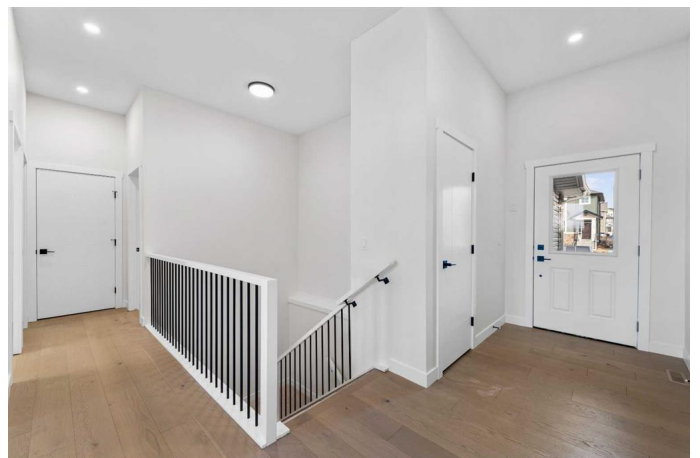
\$609,000

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, Oven-Built-In, Washer/Dryer
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	73
Zoning	NC

Listing Details

Listing Office	eXp Realty
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