

\$645,000 - 21 Wolf Crescent, Okotoks

MLS® #A2205242

\$645,000

3 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.11 Acres

Wedderburn, Okotoks, Alberta

The Nota by Luxe is an elegantly designed bungalow-style townhome built by Luxuria Homes in the sought-after community of Wedderburn, Okotoks. This stunning end-unit home has no condo fees, and offers a perfect blend of luxury, comfort, and thoughtful design, with 10' ceilings and an open-concept layout that maximizes space and light. The kitchen is a true centerpiece, featuring ceiling-height cabinetry, quartz countertops, built-in appliances, a gas cooktop, and an oversized island. The great room is equally impressive, anchored by a floor-to-ceiling tiled fireplace and seamlessly extending onto a private deck with stairs. The primary suite boasts a walk-in closet and a spa-like ensuite with double vanities and a fully tiled shower. A second main-floor bedroom and a full 4-piece bathroom offer flexibility for guests, family, or a home office. A mudroom with side-by-side laundry adds everyday convenience, leading to the double attached garage. The fully finished walkout basement enhances your living space with a spacious rec room, a built-in beverage bar, an additional bedroom, a full bathroom, and a versatile den, perfect for a home office, gym, or hobby space. Step outside to a covered concrete patio, an ideal retreat for peaceful outdoor moments. Nestled in North Okotoks, Wedderburn offers scenic walking trails, parks, and everyday amenities just minutes away, with quick access to South Calgary for effortless city convenience. Don't miss this



opportunity to own this Luxuria Homes
bungalow - where elegance meets
low-maintenance living.

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2205242 |
| Price | \$645,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,375 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Villa |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 21 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 | Private Yard |
| 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 | March 27th, 2025 |
| Days on Market | 94 |
| Zoning | NC |

Listing Details

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

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