

# \$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	Dishwasher, Microwave, Washer/Dryer, Bar Fridge, Oven-Built-In, Gas Cooktop

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric, 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	90
Zoning	NC

## Listing Details

Listing Office	eXp Realty
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