

# \$559,000 - 90 Wolf Gate, Okotoks

MLS® #A2234987

**\$559,000**

3 Bedroom, 3.00 Bathroom, 1,484 sqft

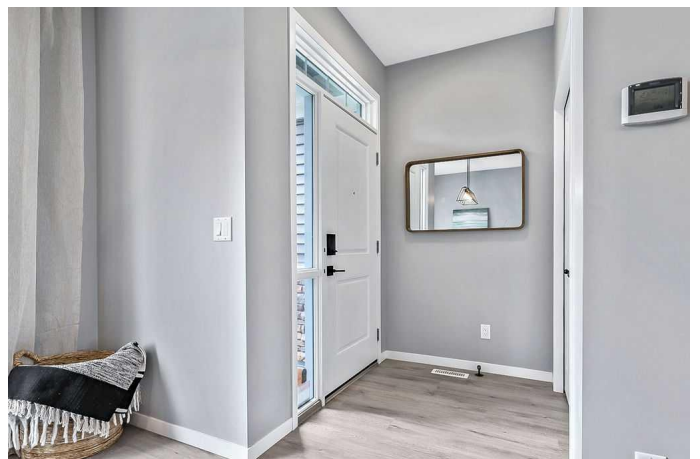
Residential on 0.06 Acres

Wedderburn, Okotoks, Alberta

**\*\*OPEN HOUSE Sat 12-2\*\*** Looking for a SWEET HOME with A/C and fully landscaped back yard under \$560K? This Wedderburn beauty by Morrison Homes features its popular Kirklin model, filled to the brim with gorgeous finishing. STEP IN (click 3D video) or call your fave agent to book a private showing! MAIN LEVEL features open concept plan with gorgeous kitchen & oversized island, front dining nook with large windows for superb natural light, and rear living room overlooking south back yard. Half bath and rear entry way complete this floor. UPPER LEVEL features spacious primary bedroom with walk-in closet and ensuite bathroom, two additional bedrooms, full bathroom, laundry closet and even a space for your desk! LOWER LEVEL is undeveloped but roughed in for bathroom and is ready for future recreation room and fourth bedroom. BACK YARD is fully fenced and boasts a large deck with plenty of room for lounging and recreation. And, the community of WEDDERBURN is family-friendly neighbourhood with paths, parks, ponds & schools within walking distance, and shopping amenities just minutes away. Plus a new dog park opening later this month! If you're looking for a superb home under \$560K, then this is the one!

Built in 2022

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2234987               |
| Price          | \$559,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,484                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 90 Wolf Gate     |
| Subdivision | Wedderburn       |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 5T9          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Gas Stove |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric                                                                    |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Fire Pit                  |
| Lot Description   | Back Yard, Back Lane      |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | TN                   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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