

# \$551,000 - 90 Wolf Gate, Okotoks

MLS® #A2234987

**\$551,000**

3 Bedroom, 3.00 Bathroom, 1,484 sqft

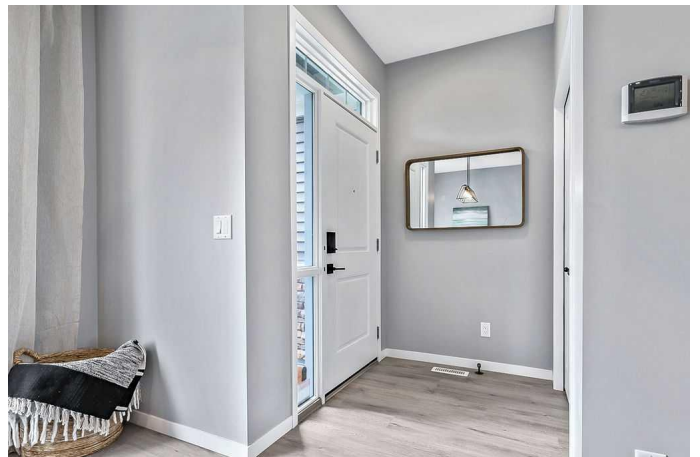
Residential on 0.06 Acres

Wedderburn, Okotoks, Alberta

**\*\*REDUCED\*\*** 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	\$551,000
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	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Central Air Conditioner
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 Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	12
Zoning	TN

**Listing Details**

Listing Office	CIR Realty
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