



THE
A-TEAM

**RE/MAX
FIRST**

179 WOLF RIVER DRIVE , Calgary T2X 0M7

MLS® #: **A2098063**

Area: **Wolf Willow**

Listing Date: **12/17/23**

List Price: **\$784,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,567 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,139**
Low Sqft:
Ttl Sqft: **2,139**

DOM

154

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction:
Vinyl Siding
Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|--------------------|--------------|----------------------|
| Bonus Room | Main | 8`0" x 8`0" | Kitchen | Main | 9`6" x 11`6" |
| Great Room | Main | 13`6" x 14`10" | Dining Room | Main | 11`6" x 10`3" |
| Bedroom - Primary | Upper | 13`0" x 14`2" | Bonus Room | Upper | 9`6" x 11`0" |
| Laundry | Upper | 9`6" x 6`0" | Bedroom | Upper | 13`2" x 9`0" |

Bedroom
Walk-In Closet
2pc Bathroom
5pc Bathroom

Upper
Upper
Main
Upper

9`4" x 12`8"
4`6" x 7`5"
6`7" x 5`7"
11`2" x 10`1"

Walk-In Closet
Walk-In Closet
5pc Ensuite bath

Upper
Upper
Upper

8`8" x 4`9"
4`6" x 7`5"
13`3" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 179 Wolf River Drive, this 2,138 sq ft home is located in the desirable community of Wolf Willow at Westcreeks newest project called "The Garden" The open-concept main floor plan boasts a large living room with an electric fireplace, windows letting in plenty of natural light, a kitchen with gas stove, high-end kitchen appliances along with a walk-in pantry, a flex room for multiple purposes and patio doors leading to your deck. Enter the upstairs with a central bonus room that creates a nice separation between your primary bedroom and comes with q 5 pc ensuite bath and a large walk-in closet. 2 additional good-sized bedrooms, each with its walk-in closets. Convenient upper laundry and a shared 5-pc bathroom complete this level. Don't miss your chance to own this exceptional property with tons of amenities close by with quick access to Fish Creek Park, the Bow River, bike trails, walking paths, a private communal garden in your back yard, and a dog park! Book your viewing today! Contact today!

Inclusions:
Property Listed By:

DISHWASHER, WASHER & DRYER, REFRIGERATOR, MICROWAVE, HOOD FAN, GARAGE REMOTE AND GARAGE CONTROL
CENTURY 21 BRAVO REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



