



THE
A-TEAM

**RE/MAX
FIRST**

146 WOLF CREEK Rise, Calgary T2X 4Y9

MLS®#: **A2115372**

Area: **Wolf Willow**

Listing Date: **03/16/24**

List Price: **\$654,999**

Status: **Active**

County: **Calgary**

Change: **-\$1, 21-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,600 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,826**

Low Sqft:

Ttl Sqft: **1,826**

DOM

64

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Zero Lot Line**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Stone,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Washer/Dryer**

Int Feat: **Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 7`11"	Bedroom	Main	13`1" x 10`1"
Dining Room	Main	13`5" x 8`8"	Foyer	Main	6`1" x 14`1"
Kitchen	Main	14`11" x 12`2"	Living Room	Main	13`1" x 13`0"
4pc Bathroom	Upper	5`1" x 9`0"	5pc Ensuite bath	Upper	9`10" x 9`6"
Bedroom	Upper	9`9" x 10`1"	Bedroom	Upper	9`0" x 13`3"
Bedroom - Primary	Upper	11`1" x 12`1"	Family Room	Upper	13`8" x 10`7"
Laundry	Upper	5`2" x 7`4"			

Title:
Fee Simple
Legal Desc:

2210842

Zoning:
R-G

Remarks

Pub Rmks:

Back to Market Due to Financing !! Welcome to this beautiful 2023 Fully Upgraded house in very beautiful community of Wolf Willow. This House offer you a huge lot with bigger background also Very close to the dog park and River. you will immediately be impressed by entry as you enter you see a full bedroom and Bathroom on the main floor. Fully upgraded kitchen has gas stove, quartz granite, Double door fridge. Big windows in the kitchen and in the bedrooms. The 2nd level boasts 3 bedrooms, convenient laundry & Master Bedroom offering a PRIVATE EN SUITE with a spacious shower & Walk in Closet. Basement has seprate entrance and waiting for your ideas to make it look more beautiful. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Call your favorite realtor today to book your showing.

Inclusions:
Property Listed By:

**N /A
PREP Realty**

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









