



THE
A-TEAM

**RE/MAX
FIRST**

179 WOLF RIVER DRIVE , Calgary T2X 0M7

MLS®#: **A2148001**

Area: **Wolf Willow**

Listing Date: **07/09/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,139**

Low Sqft:

Ttl Sqft: **2,139**

Lot Information

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

Lot Shape:

DOM

134

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:

Other, 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

Room	Level	Dimensions
Dining Room	Main	11`6" x 10`3"
Kitchen	Main	11`6" x 9`6"
Flex Space	Main	8`0" x 8`0"
5pc Ensuite bath	Upper	13`3" x 10`5"
Bonus Room	Upper	11`0" x 9`6"
Bedroom	Upper	12`8" x 9`6"
5pc Bathroom	Upper	11`2" x 10`1"

Room	Level	Dimensions
Great Room	Main	14`10" x 13`6"
2pc Bathroom	Main	6`7" x 5`7"
Bedroom - Primary	Upper	14`2" x 13`0"
Walk-In Closet	Upper	8`8" x 4`9"
Laundry	Upper	9`6" x 6`0"
Bedroom	Upper	13`2" x 9`0"

Title: **Fee Simple**
Legal Desc: **0**

Zoning: **R-G**

Remarks

Pub Rmks: **LIVE IN THE GARDEN! YOUR VERY OWN PRIVATE GREEN SPACE. 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! **READY FOR POSSESSION TODAY!****

Inclusions: **DISHWASHER, WASHER & DRYER, REFRIGERATOR, MICROWAVE, HOOD FAN, GARAGE REMOTE, AND GARAGE CONTROL**

Property Listed By: **Century 21 Bravo Realty**

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











