

275 WOLF CREEK Way, Calgary T2X 4Y8

Wolf Willow MLS®#: A2160127 Listing 08/24/24 List Price: \$699,888 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Semi Detached (Half

Duplex) Finished Floor Area Calgary Abv Saft:

> 2022 Low Sqft:

> > Ttl Sqft:

3,282 sqft

Residential

1,687

1,687

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

25

Ttl Park: 2 Garage Sz: 2

4 (3 1)

3.5 (3 1)

2 Storey, Side by Side

Access:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Back Lane Lot Feat:

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Central

Sewer:

Private Yard Ext Feat:

Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer

Int Feat: High Ceilings, Kitchen Island

Utilities:

Room Information

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

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

Legal Desc: 2210842

Remarks

Pub Rmks:

Welcome to this elegant and spacious, fully developed house which includes 4 bedrooms, 3.5 bathrooms with a legal basement suite. Offering almost 2300 sq ft of developed living space, nestled in the highly sought after community of Wolf Willow. You will enjoy the open concept floor plan that is crafted for both entertaining your quests and for the convenience of everyday living. The main living area seamlessly flows to the gourmet kitchen and dining space. The modern kitchen has a large island with gleaming quartz countertops, modern cabinetry and the upgraded stainless steel appliances offer a perfect blend of style and functionality. making this kitchen a chef's dream. The layout of the home and windows are thoughtfully designed to allow abundant natural daylight to create an inviting and serene atmosphere. The upper level of this home features three bedrooms. The primary suite is a true retreat with a touch of luxury and a 3-piece ensuite bathroom. The upper level offers two additional bedrooms, and a 4 pc shared bathroom. The basement is a legal suite offering two bedrooms and a 4pc bathroom and a separate laundry with a separate side entrance, making it perfect for large families or generating extra income to help with mortgage. The corner lot with a backyard outdoor space is perfect for relaxation or outdoor gatherings. Located in the community of Wolf Willow, this home is steps away from ample parks within the community, Fish Creek Park, Bow River, and Blue Devil Golf Club. Wolf Willow will be home to future schools, a dog park, commercial development, and trails. Call for more info!

Inclusions: None

Property Listed By: eXp Realty

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