



THE
A-TEAM

**RE/MAX
FIRST**

275 WOLF CREEK Way, Calgary T2X 4Y8

MLS®#: **A2160127** Area: **Wolf Willow** Listing Date: **08/24/24** List Price: **\$699,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,282 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,687**
 Low Sqft:
 Ttl Sqft: **1,687**

DOM

25
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**
 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

Room	Level	Dimensions	Room	Level	Dimensions
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"

