



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 WOLF CREEK Rise, Calgary T2X 4Y9**

MLS®#: **A2161974**      Area: **Wolf Willow**      Listing Date: **08/31/24**      List Price: **\$698,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,681 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,109**  
 Low Sqft:  
 Ttl Sqft: **2,109**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Playground**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 16`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 13`8"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`7" x 4`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`2" x 13`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 11`1"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`7" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 13`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`1" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 12`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210842**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this beautiful luxury house with tons of upgrades! This house has a huge living room perfect for family gathering and a bonus room in upper floor for your private theater. You can fit King size bed in all 3 huge bedrooms. Pay no GST for this almost brand new house. This house won't last long. Call now!**

Inclusions: **none**

Property Listed By: **Grand Realty**

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











