



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 WOLF CREEK Rise, Calgary T2X 4Z3**

MLS® #: **A2165662**      Area: **Wolf Willow**      Listing Date: **09/13/24**      List Price: **\$684,900**  
 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: **3,358 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,648**  
 Low Sqft:  
 Ttl Sqft: **1,648**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Yard Lights,Private,Rectangular Lot,Zero Lot Line**

Park Feat:

**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room               | Level        | Dimensions           | Room                        | Level           | Dimensions           |
|--------------------|--------------|----------------------|-----------------------------|-----------------|----------------------|
| <b>Living Room</b> | <b>Main</b>  | <b>17`5" x 13`0"</b> | <b>Kitchen</b>              | <b>Main</b>     | <b>14`11" x 9`6"</b> |
| <b>Dining Room</b> | <b>Main</b>  | <b>13`3" x 10`0"</b> | <b>Bedroom</b>              | <b>Upper</b>    | <b>11`3" x 9`0"</b>  |
| <b>Bedroom</b>     | <b>Upper</b> | <b>10`10" x 9`6"</b> | <b>Bedroom - Primary</b>    | <b>Upper</b>    | <b>13`7" x 12`5"</b> |
| <b>Foyer</b>       | <b>Main</b>  | <b>8`0" x 5`7"</b>   | <b>2pc Bathroom</b>         | <b>Main</b>     | <b>0`0" x 0`0"</b>   |
| <b>Laundry</b>     | <b>Upper</b> | <b>6`3" x 5`10"</b>  | <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>0`0" x 0`0"</b>   |

4pc Bathroom  
Storage

Upper  
Basement

0`0" x 0`0"

5pc Ensuite bath  
Mud Room  
Legal/Tax/Financial

Upper  
Main

7`4" x 3`9"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2210842**

Remarks

Pub Rmks: **Are you looking to live in an exciting new Community? This is your opportunity - Wolf Willow - only steps away from the Dog Park! Start enjoying this convenient Location - ponds, parks, pathways, golf, shopping, soccer, bike paths, Bow River Valley, Fish Creek Park, South Pointe Hospital, transit, off-leash dog areas, and the major south expressways. Community lifestyle living that makes Wolf Willow an outstanding, safe, and secure community. An excellent URBAN STYLE Jayman BUILT "SONATA" home with a supersized homesite with many custom Jayman Design center upgraded features. Meticulously maintained & crafted by the original owner - Truly a custom-built DREAM home. Over 2472 SF of living space offering 3 bedrooms, 3 baths & unspoiled basement ... Check out the floor plan and pictures! This OPEN design features 8', 10' & 12' high ceilings - Spectacular CHEF's kitchen overlooking the dining area and the lower great room. Upgraded features include iron spindle railing, triple pane windows, lots of countertop space, tankless water heater, active heat recovery system, luxury wide plank flooring, wall features and details, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining: Sleek modern ceiling high grey cabinetry, with classic shaker style doors, soft close, quartz countertops, upgraded Kitchen Aid stainless steel appliances with slide-in electric oven with smooth cooktop, built-in microwave oven & hood cover, full tiled backsplash, dramatic peninsula island with recessed lighting and flush eating bar for four & under mount granite sink, and pantry. Upstairs includes an oversized primary bedroom with custom wall details, electric fireplace, a full spa-like 5 piece ensuite, and a supersized walk-in closet. Plus, 2 good-sized spare bedrooms, an upper laundry room, and a central walkway for excellent traffic flow. Other impressive features include 6 solar panel, High 11' basement ceilings, oversized back yard with an upper wood deck, detached 22' x 20' - 2 car garage, rich front curb appeal with stone details and covered entry. Quick October 2024 possession date available! Call your friendly REALTOR(R) to book a viewing!**

Inclusions: **N/A**  
Property Listed By: **Jayman Realty Inc.**

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







