



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 WOLF CREEK Manor, Calgary T2X 3Z8**

MLS®#: **A2170398**

Area: **Wolf Willow**

Listing Date: **10/04/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**  
Lot Information  
Lot Sz Ar: **2,755 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,574**  
Low Sqft:  
Ttl Sqft: **1,574**

DOM

**47**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:  
Lot Feat: **Back Lane**  
Park Feat: **On Street,Parking Pad**

Parking  
Ttl Park: **4**  
Garage Sz:

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`11" x 11`7"
Foyer	Main	5`4" x 4`11"
Mud Room	Main	7`5" x 3`1"
Bedroom - Primary	Second	12`10" x 12`0"
5pc Ensuite bath	Second	9`3" x 8`11"
Bedroom	Second	9`7" x 8`11"
4pc Bathroom	Second	8`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`9"
Kitchen	Main	12`6" x 12`2"
2pc Bathroom	Main	5`4" x 5`1"
Walk-In Closet	Second	5`8" x 5`4"
Bedroom	Second	10`1" x 8`11"
Laundry	Second	8`3" x 5`7"
Furnace/Utility Room	Basement	12`5" x 6`0"

Family Room

Basement

18`11" x 14`2"

Flex Space  
Legal/Tax/Financial

Basement

19`6" x 11`5"

Title:  
**Fee Simple**  
Legal Desc:

2010007

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this beautiful 3 bedroom, 2.5 bath well maintained home in the desirable neighborhood of Wolf Willow. This home boasts over 1500 sq ft of living space with an open concept feeling on the main floor which is perfect for entertaining. You will enjoy cooking in the upgraded kitchen which includes the Stainless steel appliances and gas stove. Upstairs you will find a spacious primary bedroom with a massive ensuite, followed with 2 additional bedrooms. and bathroom. The convenience of having an upstairs laundry room is truly second to none. The unfinished basement awaits your personal touch or keep as is to have ample storage space. Spring and summer you will love the comfort of the A/C unit to keep the house cool. This home is close to shopping, walking paths and golf courses, don't miss the chance to call this place yours!**

Inclusions:  
Property Listed By: **N/A  
Century 21 Bamber Realty LTD.**

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



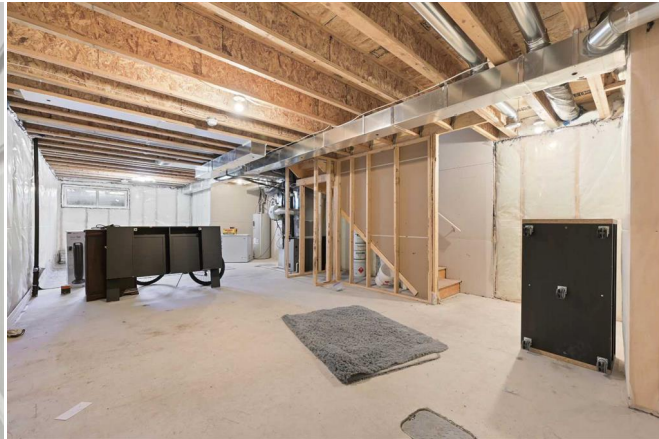














**30 WOLF CREEK MANOR SE**  
 SELLER'S REPRESENTATION: 16,000 SQ. FT.  
 MAIN LEVEL (AG): 172.99 SQ. FT. / 171.81 SQ. FT.  
 UPPER LEVEL (AG): 202.61 SQ. FT. / 194.88 SQ. FT.  
 TOTAL ABOVE GRADE FMS SIZE: 375.61 SQ. FT. / 186.69 SQ. FT.  
 UNDEVELOPED GARAGEMENT (AG): 76.69 SQ. FT. / 75.99 SQ. FT.  
 TOTAL AGSD AREA: 238.47 SQ. FT. / 237.24 SQ. FT.

