

60 WOLF CREEK Street, Calgary T2X 4A1

MLS® #: **A2172438** Area: **Wolf Willow** Listing Date: **10/14/24** List Price: **\$649,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,870**  
 Low Sqft:  
 Ttl Sqft: **1,870**

DOM

**37**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**  
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Smart Home,Tankless Hot Water,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 12`8"	Dining Room	Main	9`11" x 9`9"
Bedroom - Primary	Upper	13`11" x 14`11"	Bedroom	Upper	9`3" x 15`3"
4pc Bathroom	Upper	9`1" x 4`11"	Kitchen	Main	9`1" x 14`6"
Family Room	Upper	13`3" x 9`7"	Bedroom	Upper	9`4" x 10`2"
2pc Bathroom	Main	3`0" x 7`7"	5pc Ensuite bath	Upper	9`2" x 8`3"
Foyer	Main	6`3" x 8`2"	Laundry	Upper	5`9" x 6`7"
Walk-In Closet	Upper	5`9" x 11`11"	Storage	Basement	9`6" x 8`1"

<b>Other</b>	<b>Basement</b>	<b>18` 0" x 37` 0"</b>	Legal/Tax/Financial
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Title: <b>Fee Simple</b>	Zoning: <b>R-G</b>		
Legal Desc:	<b>2111442</b>	Remarks	

Pub Rmks: **Nestled in the tranquil community of Wolf Willow, this enchanting 3-bedroom, 2.5-bath Jayman Built Green Certified home is a harmonious blend of modern luxury and eco-friendly living. Spanning over 1,800 sq ft, the heart of this home is its sunlit, open-concept main floor, where durable vinyl flooring meets a gourmet kitchen adorned with elegant quartz countertops, pristine white cabinetry with bulkhead detailing, and a spacious island for shared moments. Sunlight pours through expansive triple-paned windows, not only illuminating the home but wrapping it in warmth and serenity, offering peace from the outside world. The cozy bonus room invites relaxation, while the spacious primary suite and serene 5-piece en suite, is a retreat designed for quiet moments. The laundry room flows seamlessly into a spacious walk-in closet, turning everyday chores into moments of effortless grace. This smart home whispers convenience, with Alexa Echo Show, motorized blinds, a smart garage door and a host of tech-forward features like a Ring Doorbell, Floodlight Cam, and 17 Kasa smart light switches. Eco-conscious touches, such as a 4.3kw solar system with 12 panels that significantly reduce utility costs and a tankless water heater, ensure that your lifestyle is as sustainable as it is luxurious, while a water softener enhances comfort and efficiency. The beautifully landscaped yard, equipped with an underground sprinkler system in both the front and back, sets the stage for star-lit gatherings in the backyard. As you step inside, the home's grand entrance, framed by an 8' design mirror, seamlessly welcomes you into a space crafted with care and elegance. For added comfort, the home also boasts central air conditioning, providing a refreshing retreat during warm summer days and ensuring year-round comfort. Just steps from the Blue Devil Golf Course, playgrounds, the stunning Fish Creek Park, and the Bow River shore, adventure and tranquillity meet at your doorstep. With an unfinished basement, with a bathroom rough-in. This sanctuary promises healthier living, lower utility costs, and a future filled with love and sustainability. With furniture negotiable, this is more than a house—it's the dream home where your family's story begins.**

Inclusions: **Solar Panels, Motorized Blinds**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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





















