



THE
A-TEAM

**RE/MAX
FIRST**

134 WOLF CREEK Park, Calgary T2X0M7

MLS®#: **A2172872** Area: **Wolf Willow** Listing **10/13/24** List Price: **\$699,999**
 Status: **Active** County: **Calgary** Change: **-\$20k, 17-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,809 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,801**
 Low Sqft:
 Ttl Sqft: **1,801**

DOM

39
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 12`8"	Dining Room	Main	7`5" x 12`11"
Living Room	Main	14`2" x 12`11"	3pc Bathroom	Main	7`11" x 5`5"
Bedroom	Main	12`11" x 9`11"	Bedroom - Primary	Upper	12`10" x 10`10"
4pc Ensuite bath	Upper	9`5" x 4`11"	Bedroom	Upper	9`7" x 9`7"
Bonus Room	Upper	13`7" x 10`5"	Laundry	Upper	5`0" x 7`4"
4pc Bathroom	Upper	8`11" x 4`11"	Bedroom	Basement	13`7" x 9`3"
4pc Bathroom	Basement	7`11" x 5`3"	Kitchen	Basement	9`10" x 7`4"

**Bedroom
Game Room**

**Basement
Basement**

**9`10" x 8`11"
10`6" x 9`11"**

**Laundry
Bedroom**
Legal/Tax/Financial

**Basement
Upper**

**3`3" x 3`2"
13`1" x 8`11"**

Title:
Fee Simple
Legal Desc:

2311454

Zoning:
R-G

Remarks

Pub Rmks:

Check out this stunning brand-new Wolf Willow home! Built by the original owners with a modern color palette, this house has never been occupied and boasts many upgraded features. It includes a two-bedroom legal suite, making it a fantastic source of additional income and a smart mortgage saver—perfect for families and investors alike. The convenient location is just steps away from Fish Creek Park, ponds, parks, a dog park, shopping, and transit, all on a quiet, family-friendly street. With a total of six bedrooms, including a main floor bedroom and full bathroom, plus a bonus room and four baths, this OPEN-winning design offers plenty of space. You'll love the 9-foot ceilings on the main floor and the upgraded kitchen layout with a supersized pantry. Spanning over 1,800 square feet of above-grade living space, the luxury vinyl plank floors and stylish fixtures add to the charm. The kitchen is a true highlight, designed for both efficiency and entertaining, featuring quartz countertops, undermount sink, upgraded stainless steel appliances with a gas stove, a big wall pantry, a beautiful tiled backsplash, a dramatic central island, ceiling fans, and recessed LED lighting. Upstairs, you'll find an oversized primary bedroom with a full ensuite, a spacious shower, and a walk-in closet. The upper level also includes a bonus room, a laundry room, and two good-sized spare bedrooms. Plus, the legal suite offers two bedrooms, a full bathroom, and a welcoming kitchen with a separate entrance. Don't miss out—call your friendly REALTOR today to book a viewing!

Inclusions:
Property Listed By:

**NONE
Confident Realty Inc**

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













