

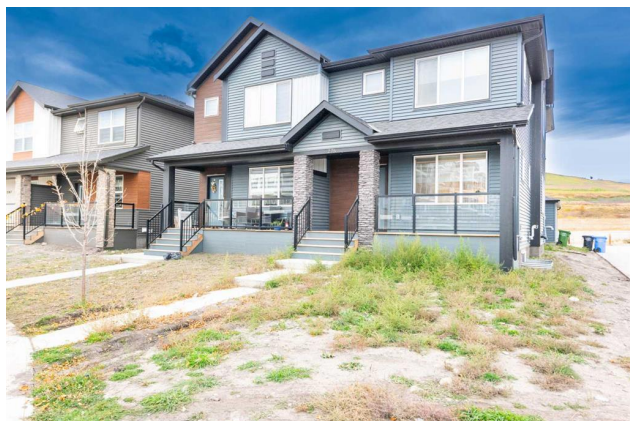


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**275 WOLF CREEK Way, Calgary T2X 4Y8**

MLS®#: **A2174477**      Area: **Wolf Willow**      Listing Date: **10/21/24**      List Price: **\$699,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2022**  
 Lot Information  
 Lot Sz Ar: **3,282 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,711**  
 Low Sqft:  
 Ttl Sqft: **1,711**

DOM

**1**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Washer**  
 Int Feat: **High Ceilings,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 19`6"	Living Room	Main	13`8" x 8`6"
Kitchen	Main	12`8" x 13`1"	2pc Bathroom	Main	5`11" x 5`1"
Bedroom - Primary	Second	10`8" x 14`6"	Family Room	Second	13`10" x 13`1"
Bedroom	Second	9`5" x 13`0"	Bedroom	Second	9`5" x 10`7"
3pc Ensuite bath	Second	8`0" x 7`4"	4pc Bathroom	Second	5`1" x 8`0"
Bedroom	Basement	12`1" x 10`1"	Bedroom	Second	9`1" x 11`11"
4pc Bathroom	Basement	5`0" x 8`1"	Kitchen	Basement	9`0" x 10`7"

**Game Room**

**Basement**

**14`3" x 10`4"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**8`8" x 9`1"**

Title:  
**Fee Simple**  
Legal Desc:

**2210842**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this newly built, spacious house which includes 5 bedrooms and 3.5 bathrooms with legal basement suit. Located in one of the most sought after community Wolf Willow, Southeast Calgary. There is a path way in the back that not only offers privacy but also provides natural scenic beauty right from the backyard. Property offers about 2300 SQF of living space. Main floor includes gourmet kitchen and dining space. Modern kitchen offers island with sparkling quartz countertops, modern cabinetry and the upgraded stainless steel appliances offer a perfect blend of style and functionality, making this kitchen a chef's dream. Corner location and big windows provide lots of sunshine and comfort. The upper level offers two additional bedrooms, and a 4 pc shared bathroom. The basement is a legal suit, 2 bedrooms, separate laundry, kitchen and separate entry allows rental income or can adjust extended family. The corner lot with a backyard outdoor space is perfect for relaxation or outdoor gatherings. House is located close to Fish Creek Park, Bow River, and Blue Devil Golf Club. Wolf Willow will be home to future schools, a dog park, commercial development, and trails.**

Inclusions:  
Property Listed By: **NA**  
**RE/MAX Real Estate (Central)**

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



