



THE
A-TEAM

**RE/MAX
FIRST**

139 WOLF CREEK Avenue, Calgary T3X 4V1

MLS®#: **A2176979**

Area: **Wolf Willow**

Listing Date: **11/01/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,464 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,434**
Low Sqft:
Ttl Sqft: **1,434**

DOM

20

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Fruit Trees/Shrub(s),Greenbelt,Landscaped,Level,Street Lighting,Rectangular Lot,Views
Double Garage Detached,Side By Side**

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood
Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`2" x 13`1"	Dining Room	Main	11`10" x 8`6"
Kitchen	Main	11`10" x 10`2"	Bedroom	Upper	10`3" x 8`5"
Bedroom	Upper	10`6" x 8`3"	Bedroom - Primary	Upper	11`8" x 11`5"
2pc Bathroom	Main		4pc Bathroom	Upper	
3pc Ensuite bath	Upper		Foyer	Main	5`0" x 4`7"

Mud Room

Main

7`3" x 4`9"

Laundry
Legal/Tax/Financial

Upper

6`1" x 4`0"

Title:
Fee Simple
Legal Desc:

2111384

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to this stunning home on a quiet street with a south-facing rear yard! This almost brand-new Wolf Willow home offers many upgraded features & custom built by the original owners with a modern décor color palette. Convenient Location - Steps away from Fish Creek Park, the ponds, parks, dog park, pathways, shopping, and transit, and located on a quiet family-approved street. This family-approved home boasts style and taste throughout and is a winning design. A top-rated open floor plan with a double detached garage, front covered entry, large windows, and numerous architectural details allow for tons of natural light throughout. You will love the large chef's kitchen with a dramatic island, quartz countertops, upgraded stainless steel appliances, and a large dining nook. The Kitchen boasts custom two-color wood-style cabinetry, an undermount black granite sink, and ample counter space for entertaining. Upstairs, you will be greeted with three bedrooms and a laundry room - The good-sized primary bedroom has its own en suite and walk-in closet. Other upgrades include 9' main floor ceilings, an oversized professionally built 2-car garage, a large rear concrete patio, luxury vinyl floors, an electric fireplace, a water softener, and a concrete front walkway. To complete this home, the exterior elevation showcases a large covered front entry, stone detail, and grass for easy front yard care. Other bonus upgrades include exterior wood fencing, end unit, a rear lane across from a park. Check it out and Compare! It is a stunning home in an outstanding area. Call your friendly REALTOR(R) to book your viewing.

Inclusions:
Property Listed By:

**Ring doorbell, Basement and family room shelves, Mounts x2 (TV)
Jayman Realty Inc.**

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







139 WOLF CREEK AVENUE SE
MAIN LEVEL AG: 188.74 SQ FT / 63.58 SF
UPPER LEVEL AG: 728.82 SQ FT / 235.31 SF
TOTAL ABOVE GRADE RMS SIZE: 1434.78 SQ FT / 133.29 SF



