

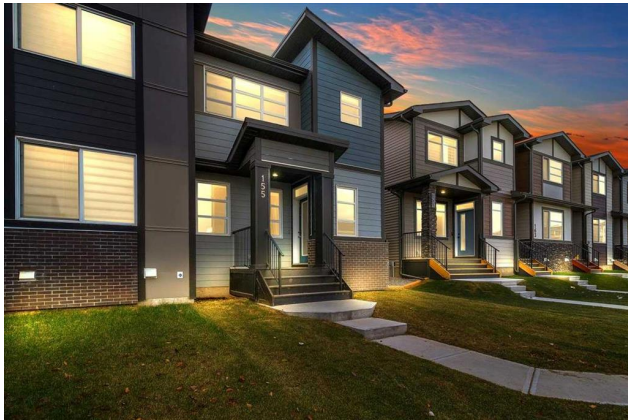


THE A-TEAM

RE/MAX FIRST

155 WOLF CREEK Avenue, Calgary T2X 4V1

MLS@#: A2178919 Area: Wolf Willow Listing Date: 11/14/24 List Price: \$585,000
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:

DOM: 6
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Landscaped, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, See Remarks

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: BBQ gas line, Private Yard
Construction: Brick, Composite Siding, Wood Frame
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Dining Room, Kitchen, 3pc Ensuite bath, Laundry, Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111384

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to Wolf Willow! Offering a spacious, modern townhome with NO CONDO FEES, three bedrooms, three bathrooms, and a double detached garage that is heated and includes 240V electricity and an e-vehicle plug —everything you need for comfortable, low-maintenance living. Step inside to discover a home that’s practically brand new, with a bright and open floor plan that invites you in. The main floor is highlighted by 9-foot ceilings, creating a sense of space and airiness throughout. The living and dining area flows seamlessly into the kitchen, making it perfect for both everyday living and entertaining. The kitchen is a chef’s dream, featuring sleek quartz countertops, stainless steel appliances and plenty of cabinet space for all your cooking essentials. Whether you’re preparing a family meal or hosting friends, this kitchen is sure to impress. The main floor also includes a convenient two-piece bathroom, making it easy for guests to use without needing to venture upstairs. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary bedroom that boasts a large walk-in closet, plenty of natural light, and a 3-pc ensuite. The two additional bedrooms are perfect for kids, guests, or a home office, and share a full 4-piece bathroom. Plus, you’ll love the convenience of the upper-level laundry room, making it easy to stay on top of laundry without having to go up and down the stairs. The exterior of the home is equally impressive, with maintenance-free materials and a sunny south-facing backyard with a concrete patio and pergola, offering the perfect space for outdoor relaxation or dining. The double detached garage is fully insulated and drywalled, providing ample storage and parking space. It also comes with a separate electrical panel that supports 110, 220, and 240-volt power, ideal for those with hobbies or projects that require extra power. Located in the vibrant community of Wolf Creek, this townhome offers easy access to everything you need. Enjoy close proximity to playgrounds, Fish Creek Park, the Bow River, and an extensive network of walkways and bikeways for outdoor enthusiasts. For everyday convenience, shopping, restaurants, and services are just a short drive away. Golf lovers will appreciate the two courses located within a 10-minute drive, offering a variety of challenges for all skill levels. This is more than just a townhome; it’s a lifestyle. With no condo fees, low-maintenance living, and everything you need right at your doorstep, this home is perfect for anyone looking for space, convenience, and modern comfort in one of Calgary’s most sought-after communities. Don’t miss your chance to make this stunning townhome yours!

Inclusions:
Property Listed By:

TV mounts (2)
RE/MAX iRealty Innovations

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







