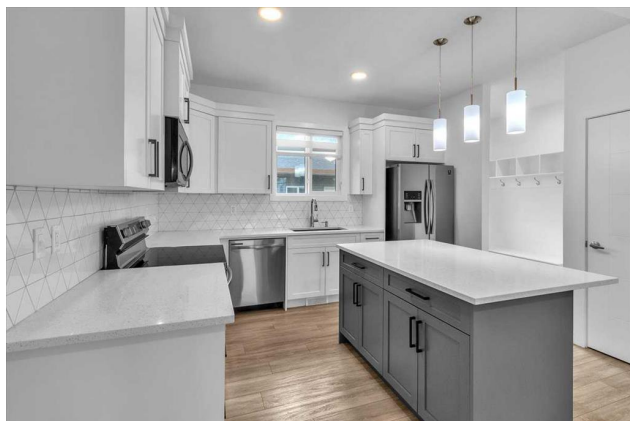


155 WOLF CREEK Avenue, Calgary T2X 4V1

MLS®#: **A2178919** Area: **Wolf Willow** Listing **11/14/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Dec** 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: **1,429**
 Low Sqft:
 Ttl Sqft: **1,429**

DOM

37
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

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`7" x 4`6"	Living Room	Main	13`1" x 16`1"
Dining Room	Main	11`10" x 8`6"	2pc Bathroom	Main	4`10" x 4`9"
Kitchen	Main	11`10" x 10`3"	Mud Room	Main	4`9" x 7`2"
3pc Ensuite bath	Upper	4`11" x 10`5"	Bedroom - Primary	Upper	13`1" x 11`5"
Laundry	Upper	4`0" x 6`2"	4pc Bathroom	Upper	4`10" x 9`8"
Bedroom	Upper	8`3" x 12`7"	Bedroom	Upper	8`5" x 12`7"

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





