



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**183 WOLF RIVER DR , Calgary T2X 0M7**

MLS®#: **A2180862**

Area: **Wolf Willow**

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

List Price: **\$784,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,390 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,156**  
Low Sqft:  
Ttl Sqft: **2,156**

DOM

**59**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Other, Vinyl Siding**  
Flooring: **See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`11" x 9`1"
2pc Bathroom	Main	6`1" x 5`1"
Living Room	Main	14`7" x 11`6"
Bedroom	Upper	10`0" x 13`1"
Bedroom	Upper	12`6" x 9`6"
Den	Upper	11`0" x 9`6"
5pc Ensuite bath	Upper	12`6" x 9`6"

Room	Level	Dimensions
Office	Main	7`11" x 8`0"
Kitchen	Main	19`0" x 11`5"
Dining Room	Main	6`0" x 11`5"
5pc Bathroom	Upper	10`7" x 9`6"
Laundry	Upper	5`11" x 9`6"
Bedroom - Primary	Upper	15`0" x 13`10"

Title:  
**Fee Simple**  
Legal Desc:

0

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to 183 Wolf River Drive, this 2,156 sq ft home is located in the desirable community of Wolf Willow at Westcreeks newest project called "The Garden" The open-concept main floor plan boasts a large living room, windows letting in plenty of natural light, a kitchen with gas stove, high-end kitchen appliances along with a walk-in pantry, a flex room for multiple purposes and patio doors leading to your deck. Enter the upstairs with a central bonus room that creates a nice separation between your primary bedroom and comes with q 5 pc ensuite bath and a large walk-in closet. 2 additional good-sized bedrooms, each with its walk-in closets. Convenient upper laundry and a shared 5-pc bathroom complete this level. Don't miss your chance to own this exceptional property with tons of amenities close by with quick access to Fish Creek Park, the Bow River, bike trails, walking paths, a private communal garden in your back yard, and a dog park! Book your viewing today! Contact today! **READY FOR POSSESSION TODAY!****

Inclusions: **DISHWASHER, WASHER, DRYER, STOVE, REFRIGERATOR, MICROWAVE, GARAGE CONTROL AND GARAGE REMOTE**  
Property Listed By: **Century 21 Bravo Realty**

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

















