



THE
A-TEAM

**RE/MAX
FIRST**

132 WOLF CREEK Manor, Calgary T2X 4A1

MLS®#: **A2180927** Area: **Wolf Willow** Listing **01/08/25** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2020** Abv Sqft: **1,744**
Lot Information Low Sqft:
 Lot Sz Ar: **2,594 sqft** Ttl Sqft: **1,744**
 Lot Shape:

DOM

24
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`6" x 13`0"	Dining Room	Main	12`0" x 10`0"
Living Room	Main	18`6" x 14`0"	Bonus Room	Upper	9`6" x 9`0"
Game Room	Basement	20`0" x 14`6"	Kitchenette	Basement	10`6" x 10`0"
Bedroom - Primary	Upper	13`8" x 12`0"	Bedroom	Upper	11`0" x 9`6"
Bedroom	Upper	10`6" x 9`6"	Bedroom	Basement	10`6" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2010007

Remarks

Pub Rmks: **Welcome to this exceptional 4-bedroom, 3.5-bathroom home in the vibrant community of Wolf Willow, Calgary. With just under 2,600 sq. ft. of thoughtfully designed living space, this home offers modern elegance, functionality, and a prime location. The open-concept main floor is perfect for entertaining, featuring a stylish kitchen with quartz countertops, a large island, stainless steel appliances, and a pantry for ample storage. The living room is centered around a cozy electric fireplace, creating a warm and inviting atmosphere. Upstairs, a versatile loft overlooks the scenic Blue Devil Golf Course, making it ideal for a home office, gym, or additional living area. The luxurious primary suite includes an ensuite with dual sinks, while three additional bedrooms provide ample space for family and guests. The fully finished basement is a standout feature, offering its own kitchenette, a spacious bedroom, and a full bathroom—perfect for guests, extended family, or potential rental income. Step outside to enjoy the sunny backyard, complete with a deck that's perfect for barbecues and outdoor gatherings. The home also includes a convenient parking pad at the rear with space for two vehicles. Situated in a prime location close to shopping, parks, pathways, and major roads, this home combines convenience with the tranquility of the Wolf Willow community. Don't miss the opportunity to make this incredible property your own—schedule your showing today!**

Inclusions:
Property Listed By: **N/A**
KIC Realty

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













