



THE
A-TEAM

**RE/MAX
FIRST**

283 WOLF CREEK Way, Calgary T2X 4Y8

MLS®#: **A2185320**

Area: **Wolf Willow**

Listing Date: **01/03/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,664

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,664

Lot Information

Lot Sz Ar:

2,766 sqft

Lot Shape:

DOM

50

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked

Int Feat:

Kitchen Island

Utilities:

Room Information

Room

Living Room

Bedroom - Primary

Bedroom

2pc Bathroom

4pc Bathroom

Bedroom

Laundry

Level

Main

Upper

Basement

Main

Upper

Upper

Upper

Dimensions

19`4" x 14`9"

14`4" x 10`6"

11`9" x 8`10"

5`8" x 5`0"

7`11" x 4`10"

12`10" x 9`10"

4`1" x 3`3"

Room

Kitchen

Bedroom

Living Room

Dining Room

Bonus Room

Bedroom

Kitchen

Level

Main

Upper

Basement

Main

Upper

Basement

Basement

Dimensions

12`8" x 12`7"

10`5" x 9`3"

14`1" x 10`2"

12`7" x 8`11"

12`10" x 9`10"

12`0" x 9`11"

8`10" x 6`6"

3pc Ensuite bath

Upper

7`10" x 7`2"

4pc Bathroom
Legal/Tax/Financial

Basement

8`0" x 4`11"

Title:
Fee Simple
Legal Desc:

2210842

Zoning:
R-Gm

Remarks

Pub Rmks: **Massive Price Reduction! Don't miss out! Shop and compare! Amazing half duplex with legal 2 bedroom suite offered in exclusive Wolf Willow! 3 bedrooms with 2 and a half bathrooms above plus 2 bedroom legal suite! Numerous upgrades plus airconditioning! Fully finished with double garage already built and included in the price! Great Price! Great location! Great Property!**

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

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







