



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: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

6

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`4" x 14`9"
Bedroom - Primary	Upper	14`4" x 10`6"
Bedroom	Basement	11`9" x 8`10"
2pc Bathroom	Main	5`8" x 5`0"
4pc Bathroom	Upper	7`11" x 4`10"
Bedroom	Upper	12`10" x 9`10"
Laundry	Upper	4`1" x 3`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`8" x 12`7"
Bedroom	Upper	10`5" x 9`3"
Living Room	Basement	14`1" x 10`2"
Dining Room	Main	12`7" x 8`11"
Bonus Room	Upper	12`10" x 9`10"
Bedroom	Basement	12`0" x 9`11"
Kitchen	Basement	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:

Rare half duplex with legal 2 bedroom suite offered in Wolf Willow. 3 bedrooms above. Numerous upgrades. Great location!

Inclusions:

N/A

Property Listed By:

Grand Realty

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







