



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 WOLF CREEK Avenue, Calgary T2X 4V1**

MLS®#: **A2187453**      Area: **Wolf Willow**      Listing **01/15/25**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 23-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **2,012 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,481**  
 Low Sqft:  
 Ttl Sqft: **1,481**

DOM

**17**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

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**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Smart Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`10" x 4`9"	Living Room	Main	13`9" x 11`11"
Kitchen	Main	12`2" x 11`6"	Dining Room	Main	8`5" x 11`5"
Mud Room	Main	9`3" x 5`3"	2pc Bathroom	Main	4`9" x 5`3"
Bedroom - Primary	Upper	14`5" x 11`10"	3pc Ensuite bath	Upper	9`4" x 4`11"
Walk-In Closet	Upper	4`5" x 4`8"	Laundry	Upper	4`3" x 5`5"
4pc Bathroom	Upper	8`7" x 4`11"	Bedroom	Upper	10`8" x 8`2"
Bedroom	Upper	11`11" x 10`7"	Bedroom	Basement	10`10" x 10`7"

Walk-In Closet  
4pc Bathroom

Basement  
Basement

5`1" x 5`6"  
7`10" x 4`11"

Furnace/Utility Room  
Family Room  
Legal/Tax/Financial

Basement  
Basement

10`9" x 5`11"  
13`10" x 15`3"

Title:  
**Fee Simple**  
Legal Desc:

**2111384**

Zoning:  
**R-Gm**

Remarks

Pub Rmks:

**NO CONDO FEES, AC, FULLY FINISHED & 2 CAR GARAGE. Welcome to this beautiful 1481 sq. ft. 4 bedroom home, thoughtfully designed & maintained. Offering 3.5 bathrooms & a professionally finished basement, this home combines comfort & style with incredible functionality that includes many smart home features. Nestled in a prime location, it boasts a private, maintenance-free yard - perfect for busy homeowners or those seeking a peaceful retreat. Directly across from a park & steps away from Fish Creek Park's walking/biking paths & Blue Devil Golf Course, outdoor recreation is always within reach. The sunny south backyard includes a fully fenced space, privacy walls, & a beautiful patio but inside is always your perfect temp with central AC. 9' ceilings elevate the main floors' open feel and flow. The elegant kitchen features 2-toned cabinets, quartz countertops, silgranit sink, & upgraded stainless steel appliances. The kitchen island, spacious dining area, & convenient half bath make this main floor perfect for entertaining. The upper level is home to a master retreat with walk-in closet & an ensuite boasting a 5 ft. shower. Two additional bedrooms, main bath & a laundry/storage area complete this level. The fully finished basement offers a theatre room/family room, an additional bedroom & full bathroom-ideal for guests or extra family space. Don't miss the chance to make this stunning property your own!**

Inclusions:  
Property Listed By:

**Tv mounts but no TV's  
RE/MAX iRealty Innovations**

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











