



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**203 WOLF CREEK Avenue, Calgary T2X 4X1**

MLS®#: **A2187478**

Area: **Wolf Willow**

Listing Date: **02/03/25**

List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **1,969 sqft**  
Lot Shape:

Access:  
Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**19**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Concrete,Vinyl Siding,Wood Frame,Wood Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Washer**  
Int Feat: **Granite Counters,No Smoking Home,Open Floorplan,Smart Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 6`7"	Dining Room	Main	11`4" x 8`11"
Kitchen	Main	11`6" x 17`9"	Living Room	Main	12`0" x 14`5"
Mud Room	Main	5`8" x 9`6"	3pc Ensuite bath	Second	4`11" x 9`4"
4pc Bathroom	Second	8`8" x 5`0"	Bedroom	Second	8`2" x 10`8"
Bedroom	Second	8`8" x 14`4"	Bedroom - Primary	Second	11`10" x 13`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2111526

Zoning:

R-Gm

Remarks

Pub Rmks:

Welcome Home to Wolf Willow, where style, comfort, and efficiency come together in this beautifully designed 2022 home! From the moment you step inside, you'll be greeted by gorgeous wide plank flooring, soaring 9-foot ceilings, and a cozy fireplace, creating a warm and inviting atmosphere. The spacious great room is perfect for family gatherings or movie nights, while the rear dining area easily accommodates a large table for entertaining. The modern kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, a pantry, and a central island with an eating bar—ideal for casual meals and socializing. This 1469 sq ft home is designed for energy efficiency, boasting triple-pane windows with designer window coverings, a high-efficiency furnace (96%), LED lighting, an advanced Heat Recovery Ventilation air filtration system, and a smart thermostat for ultimate comfort. Additional main-floor conveniences include a mudroom with a bench and cubbies for extra storage and a convenient half-bathroom. Upstairs, the expansive primary suite offers a walk-in closet and a private 3-piece ensuite with a 5-foot-wide stand-up shower. Two additional bedrooms and a 4-piece main bath complete the upper level, along with a dedicated laundry room for added convenience. The undeveloped basement provides a fantastic opportunity to customize your space, with enough room for a future fourth bedroom, third full bathroom, and a large recreation area. Step outside to your concrete patio, perfect for summer BBQs—complete with a gas line hookup—and envision your future backyard oasis. The double-car garage ensures ample parking and storage. Wolf Willow features brand new parks, off leash areas, and the Bow River and Fish Creek Park which are all just steps away. It is close to golf, shopping, bus routes and easy access to Calgary's main trails and highways. Don't miss out on this incredible opportunity—schedule your showing today!

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

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



















