



THE
A-TEAM

**RE/MAX
FIRST**

279 WOLF CREEK Way, Calgary T2X 4Y8

MLS®#: **A2188791** Area: **Wolf Willow** Listing Date: **01/23/25** List Price: **\$675,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,540 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,No Neighbours Behind,Level,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	5`10" x 3`3"	2pc Bathroom	Main	5`0" x 5`10"
Kitchen	Main	12`9" x 12`8"	Pantry	Main	5`9" x 3`11"
Dining Room	Main	11`2" x 12`9"	Living Room	Main	15`2" x 11`6"
Entrance	Main	8`7" x 4`7"	Bedroom - Primary	Upper	12`2" x 11`5"
Walk-In Closet	Upper	7`1" x 5`1"	3pc Ensuite bath	Upper	8`0" x 5`8"
Bonus Room	Upper	11`4" x 13`9"	Laundry	Upper	2`4" x 3`4"

4pc Bathroom
Bedroom
Living Room
Laundry
Bedroom

Upper
Upper
Basement
Basement
Basement

8`7" x 4`11"
10`1" x 9`4"
7`9" x 14`6"
6`11" x 3`6"
10`6" x 10`7"

Bedroom
Mud Room
Eat in Kitchen
4pc Bathroom
Walk-In Closet

Upper
Basement
Basement
Basement
Basement

11`6" x 9`1"
7`0" x 8`1"
10`10" x 10`7"
9`1" x 6`10"
6`10" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210842

Zoning:
R-Gm

Remarks

Pub Rmks: **DOUBLE DETACHED GARAGE & LEGAL BASEMENT SUITE! BEAUTIFUL property with LEGAL SUITE in one of the most sought after SE communities, Wolf Willow. Featuring a cute covered front porch & wood-like siding, enhancing curb appeal. The main level boasts an open concept floor plan complete with cozy family room, large dining area and the perfect kitchen, complete with quartz countertops, large island with breakfast bar, massive pantry, an abundance of cabinet space, and stainless appliances. The upper floor boasts 3 generous size bedrooms, including the primary bedroom with 3 pc. ensuite & walk-in closet, upper laundry area, and a full bath. The 1 bedroom legal basement suite features a separate laundry room, mudroom, good sized bedroom with walk-in closet, 4 pc. bathroom and a large rec room. The whole house has been completely finished in a modern grey & white trendy palate! Steps away from Blue Devil Golf Course, Fish Creek Park & the Bow River. Take advantage of this awesome investment opportunity with the legal secondary basement suite, all in this amazing community!!**

Inclusions:
Property Listed By:

N/A
eXp Realty

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









