



THE
A-TEAM

**RE/MAX
FIRST**

339 WOLF CREEK Way, Calgary T2X 4Y8

MLS®#: **A2189061** Area: **Wolf Willow** Listing Date: **01/20/25** List Price: **\$679,000**
 Status: **Active** 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: **2,680 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,650**
 Low Sqft:
 Ttl Sqft: **1,650**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Mixed, Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`2" x 11`6"	Bedroom	Second	10`1" x 9`3"
Bedroom	Second	11`6" x 9`2"	Bedroom	Basement	11`11" x 9`9"
Bonus Room	Second	14`10" x 11`4"	2pc Bathroom	Main	5`0" x 5`9"
3pc Ensuite bath	Second	8`0" x 5`8"	3pc Bathroom	Lower	8`11" x 5`6"
4pc Bathroom	Second	8`7" x 4`11"	Walk-In Closet	Lower	5`6" x 5`8"
Laundry	Lower	5`7" x 3`6"	Kitchen	Lower	9`0" x 11`10"
Living Room	Lower	14`7" x 8`10"	Walk-In Closet	Second	7`2" x 5`1"

Laundry
Covered Porch
Dining Room
Pantry

Second
Main
Main
Main

3`1" x 3`4"
19`5" x 4`8"
10`10" x 12`9"
5`9" x 4`0"

Pantry
Living Room
Kitchen
Mud Room

Main
Main
Main
Main

5`9" x 4`0"
16`0" x 14`11"
12`0" x 12`9"
5`10" x 3`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-GM

2210842

Remarks

Pub Rmks: **Discover the perfect blend of modern elegance and everyday comfort in this stunning 2022-built duplex, nestled in the vibrant Wolf Willow community! This home welcomes you with 3 spacious bedrooms upstairs with 1 bedroom downstairs , a family room, 2.5 stylish bathrooms, and an open-concept floor plan designed to inspire with soaring ceilings, recessed lighting, and an abundance of natural light. The sleek, contemporary kitchen is a masterpiece, featuring quartz countertops, stainless steel appliances, chic two-tone cabinetry, a modern backsplash, and a generous walk-in pantry for all your storage needs. The bright and inviting living and dining areas provide an ideal setting for entertaining or creating cozy family moments. Upstairs, escape to the grand primary suite, complete with a walk-in closet and a spa-like ensuite, while two additional bedrooms, a well-appointed 4-piece bathroom, and a convenient upper-level laundry room add to the thoughtful design. Additional highlights include a mudroom with closet storage, a Legal basement with a side entrance and legal suite for additional investment income and a rear concrete patio with a concrete double parking pad with paved alley access. Enjoy easy access to major roads, transit options, grocery stores, and essential amenities. The community offers incredible community perks like walking paths, playgrounds. This home delivers style, comfort, and convenience in one irresistible package. Don't miss out — schedule your showing today!**

Inclusions:
Property Listed By:

NONE
Melcom Realty LTD.

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













