

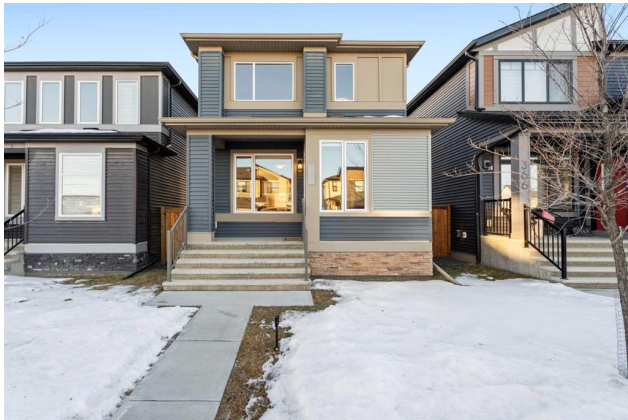


THE
A-TEAM

**RE/MAX
FIRST**

370 WOLF CREEK Manor, Calgary T2X 4V5

MLS®#: **A2190051** Area: **Wolf Willow** Listing Date: **01/27/25** List Price: **\$657,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **2,777 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,695**
 Low Sqft:
 Ttl Sqft: **1,695**

DOM
5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`8"	Dining Room	Main	12`10" x 14`5"
Kitchen	Main	12`4" x 12`3"	Living Room	Main	14`10" x 16`4"
Mud Room	Main	5`9" x 9`11"	Office	Main	5`8" x 5`11"
Pantry	Main	5`9" x 4`10"	4pc Bathroom	Upper	4`11" x 8`1"
4pc Ensuite bath	Upper	5`0" x 12`7"	Bedroom	Upper	9`4" x 9`11"
Bedroom	Upper	9`3" x 10`1"	Bedroom - Primary	Upper	13`3" x 12`0"
Walk-In Closet	Upper	5`1" x 7`2"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2111384**

Remarks

Pub Rmks: **Welcome to your new, modern and perfect family home! This house is nestled in a serene and family-friendly neighborhood, deep within the Bow River Valley - the remarkable location truly offers unparalleled access to nature and recreation. Just steps away, you'll find expansive green spaces, vibrant playgrounds and beautiful views creating the perfect opportunity for outdoor activities and relaxation. The proximity to Fish Creek Park and the Bow River pathways invites endless opportunities for walking, biking and exploring the picturesque surroundings. For pet lovers, an off-leash dog park is conveniently nearby, providing a safe and spacious area for you and your furry friends to play. The location is a lovely balance of tranquility while providing fantastic accessibility. This home really is a perfect blend of modern design with family-friendly features just waiting to welcome you home. From the moment you step inside, you'll be greeted by the open-to-above ceiling in the living room creating a spacious atmosphere filled with natural light. The custom electric fireplace serves as a striking centerpiece, offering a feeling of both warmth and style. The open-concept dining area flows seamlessly into the gourmet kitchen, providing a perfect space for hosting and everyday living. The gourmet kitchen is equipped with stainless steel Whirlpool appliances, sleek finishes and a large walk-in pantry to keep everything organized. A discreet pocket office tucked off the kitchen makes this space as functional as it is beautiful. At the back entrance there is a custom-built bench with ample storage, along with an additional closet that ensures a practical and welcoming space for everyday convenience. The upper level features a luxurious master bedroom with a walk-in closet and a spa-like ensuite. Within the ensuite you will enjoy the convenience of his-and-hers sinks, an upgraded glass shower and tile throughout. The features of this ensuite truly creates a serene ambiance. There are blackout blinds in all three bedrooms to ensure restful nights for the whole family. A second full bathroom completes the upstairs living space. The unfinished basement is a blank slate, ready for you to transform it into the space that suits your needs, whether it's a home gym, playroom or entertainment area. Step outside onto the large 12' x 20' vinyl plank deck that is perfect for summer barbecues or quiet evenings under the stars. The fully landscaped front and back yards provide curb appeal with low-maintenance greenery. Finally, a double detached garage adds practicality and additional storage for you and your family's needs.**

Inclusions: **None**
 Property Listed By: **CIR Realty**

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



