

**63 Wolf Creek Drive SE**  
**Calgary, Alberta**

**MLS # A2214669**



**\$545,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Ring System (door bell, motion sensor, alarm base and door sensors)

**\*NO CONDO FEES\*** Welcome to this beautifully designed townhome located in the vibrant and growing community of Wolf Willow. With over 1,200 sq ft of thoughtfully planned living space, this home is perfect for first-time home buyers, young professionals, or savvy investors. Step inside to discover a bright and open layout featuring a spacious living area, modern finishes, and tons of natural light. The dining room flows easily from the living room in to your west facing gourmet kitchen with whirlpool appliances and is adjacent to the mud room and 2pc bathroom that leads out to a finished deck and fenced yard. Upstairs, you'll find dual primary bedrooms, each with its own ensuite and generous closet space—perfect for roommates, guests, or a private home office setup. You'll also find a bespoke Samsung washer and dryer in your upstairs laundry room making life just that much more convenient. The unfinished basement with extra high ceilings provides a blank canvas for your creative vision—whether you're dreaming of a home gym, media room, extra living space, or all three! Additional features include a Ring security system for added peace of mind and a location that truly can't be beat—just steps away from parks, scenic walking trails, shopping, a daycare, dining, and all the amenities Wolf Willow has to offer.