

**32 Wolf Creek Street SE**  
**Calgary, Alberta**

**MLS # A2306273**



**\$769,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot,		

<b>Heating:</b>	Make-up Air, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Metal Siding , Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** grey cabinet in laundry room

Walking into this beautiful, fully developed home, you really will feel like you're in a show home. And it's ideally located in Wolf Willow, a short walk from Fish Creek Park, multiple play parks that the kids will love, Blue Devil Golf Course, and shopping. Thoughtful upgrades can be found throughout this wonderful home. The kitchen features full height cabinetry, induction range, quartz countertops and a walkthrough pantry with access to the mudroom and garage. The main living area enjoys great natural light from the large windows in the dining room and living room, looking onto the back yard. The fireplace in the living room makes this space an elegant, cozy place to relax. Smart lighting in key areas throughout the home provide added convenience. Upstairs you'll find a large family room flanked by the primary suite on one side and two other bedrooms on the other side. The primary suite includes a luxurious ensuite with twin sinks and beautifully tiled soaker tub and separate shower. A four-piece family bathroom and a spacious laundry room complete the upper level. The lower level is fully developed with a rec room, large guest bedroom and four-piece bathroom, along with lots of storage space including the large utility room. The attached double garage includes shelving for more storage. Outside, the back yard is big and includes a low-maintenance deck with privacy glass and two patio areas, and still plenty of grassy area for play. Plus the back lane provides flexibility for the future. And, out front, gem stone lights add to the curb appeal of this gorgeous home. Don't miss your chance to check it out!