

171 Wolf Creek Avenue SE
Calgary, Alberta

MLS # A2308124



\$510,000

Division:	Wolf Willow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new home - it feels brand NEW and is steps away from the amazing walking paths of Wolf Willow. Nestled in the valley, it's quiet and beautiful, with parks, paths and amenities all within walking distance. 1400+ sq ft of open concept living, 3 spacious bedrooms, 2 full bathrooms (including an ensuite), and a half bath on the main floor. The basement is sizeable and a blank canvas for you to make it perfectly your own. NO condo fees to worry about and a sunny south facing backyard, allowing you to relax in your new home! And the DOUBLE garage provides ample space for cars and tools. This could all be yours before the summer is in full swing so you can enjoy everything Wolf Willow has to offer! Book a private showing today!