

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

**MLS # A2318909**



**\$535,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Hood Fan

This is the one you have been waiting for. An end-unit townhome in the heart of Wolf Willow with NO CONDO FEES, and a backyard that turns an ordinary evening into something worth staying home for. Picture summer nights on the deck, drinks on the patio, and friends gathered around the firepit as the west-facing sky lights up. Fully landscaped, fenced, and ready to enjoy from day one. Inside, the open-concept main floor feels bigger than the square footage suggests. Nine-foot ceilings, luxury vinyl flooring, and a bright living and dining space flow into a rear gourmet kitchen with quartz counters, a large central island, and Whirlpool stainless steel appliances. Whether you are hosting a crowd or keeping it casual, there is room to move. Upstairs you will find a spacious primary bedroom with a private ensuite and walk-in closet, a second bedroom, a full bath, a cozy bonus room perfect for a home office or media space, and the convenience of upper-floor laundry. Central air conditioning to keep you cool all summer. A double car garage for your vehicles and your toys. Triple-pane windows for year-round comfort and quiet. And here is the kicker: this home was part of the builder Showhome block and has only been lived in for three years, so you get like-new condition without the new-build wait or price tag. Location seals the deal. You are minutes from Fish Creek Provincial Park, the Bow River pathways, and the Blue Devil golf course, with shopping and amenities close by. This is the lifestyle Wolf Willow is known for, and this home delivers it. Homes like this, with this backyard and these upgrades, do not last. Book your private showing today.