



GRASSROOTS
REALTY GROUP

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103 Wolf Creek Rise SE
Calgary, Alberta

MLS # A2235509



\$879,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,123 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Frame, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

Inclusions: N/A

Harrington Showhome is AVAILABLE FOR RESALE. This stunning SHOWHOME IS LOCATED in ONE OF CALGARY'S BEST COMMUNITIES OF WOLF WILLOW. This Showhome features an open floor concept with 9' high ceilings and engineered hardwood flooring! Quartz and Stone countertops, NUMEROUS UPGRADES THAT YOU TYPICALLY ONLY FIND IN A SHOWHOME! Bordering Fish Creek Park, the Blue Devil Golf Course and the Bow River, Wolf Willow is an exciting new SE community that brings the lifestyle and beauty of the Bow River Valley to your doorstep. Connected by walking paths, parks and a future dedicated dog park, this community provides endless recreational opportunities with the convenience of urban amenities just minutes away and easy access to Macleod Trail and Stoney Trail. Buyer can take immediate possession and assume the leaseback or close after the showhome has been restored to a detached single family home for you to enjoy! PLEASE NOTE - THIS IS A RESALE PROPERTY.