



171 Wolf Creek Avenue SE  
Calgary, Alberta

MLS # A2297552



**\$524,900**

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

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

**Inclusions:** N/A

Welcome to this beautifully designed townhome nestled in the sought-after community of Wolf Willow. Situated in the stunning Bow River valley, this property is perfect for the homeowner who wants to enjoy nature, the scenic walking paths, or just soak in the peaceful surroundings - all from your doorstep! With plenty of outdoor parks/playgrounds and the river nearby, embrace a slower pace of life. Step inside to discover a bright, open-concept layout, thoughtfully designed for modern living. The seamless flow between the kitchen, dining, and living areas creates the perfect space for entertaining or relaxing with family. Large windows invite in natural light and showcase the beauty of the surrounding landscape, enhancing the home's warm and inviting atmosphere. The kitchen is both stylish and functional, featuring contemporary finishes, ample storage, and plenty of counter space—ideal for everyday living and hosting guests. Enjoy a spacious top floor with 2 well sized secondary bedrooms, an oversized laundry space with side by side washer/dryer, and a spacious primary bedroom with ensuite bathroom and walk in closet. The basement remains open and undeveloped for your vision to come to life. One of the standout features of this property is the freedom of ownership with no condo fees, allowing you to enjoy all the benefits of a well-planned community without the extra monthly costs. Additionally, in the back you have a double garage and a sunny south facing, low maintenance backyard space to enjoy all day. Don't miss out on your chance to own this stunning townhome today! Call your favourite agent now for a private showing.