



**GRASSROOTS**  
REALTY GROUP

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171 Wolf Creek Avenue SE  
Calgary, Alberta

MLS # A2308124



**\$510,000**

<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 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!