



**288 Wolf River Drive SE  
Calgary, Alberta**

**MLS # A2316567**



**\$1,474,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Pie Sh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

**\*\*OPEN HOUSE Saturday, July 4th from 1-3pm\*\*** BEAUTIFUL Walk-out Bungalow backing onto the Bow River with STUNNING RIVER VIEWS out every window! This corner lot has a natural park on the north side of the home. The driveway, walkway and patios are all completed. The lot grading should be done in the next week. Every single feature of the home was carefully chosen to taken advantage of the amazing views.&nbsp; Many upgrades have been done throughout the whole home. The kitchen features a waterfall countertop on kitchen island, induction range, sleek push-to-open cabinetry (no handles), cabinets built to the ceiling, brass sink fixture and custom hood fan. The home features hardwood floors, gas fireplace and large 4 door patio doors off of living room, primary bedroom, family room in lower level and guest bedroom in lower level. Enjoy relaxing out on the extended deck with it's glass railings with full views of the river. The primary bedroom is it's own retreat with access to the deck with stunning river views, large ensuite and walk-in closet with built-in cabinetry. The conveniently located office at the entrance and a large laundry/mud room off the garage complete this main level. The lower level is bright and has easy access to the path and river. Relax and watch some TV or play some board games in the open concept main area with bar area for entertaining. 2 additional bedrooms and full bathroom are located in the lower level. An additional (almost complete) room could be used for wine storage, craft room, workshop or just more needed storage space. Wolf Willow is one of the nicest newer neighborhoods in the city because of it's access to the pathway system, river, parks, schools and more. Home is protected by the Alberta New Home Warranty program. Some of the pictures have been virtually staged