



**GRASSROOTS**  
REALTY GROUP

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**20 Wolf Creek Street SE  
Calgary, Alberta**

**MLS # A2319665**



**\$739,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,938 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautiful family home that's been elevated far beyond builder grade with designer inspired touches that give it a warm, polished feel. The heart of the home is the stunning kitchen, featuring full-height cabinetry, quartz countertops, a built-in pantry, and stylish finishes that blend beauty with practicality. Custom built-ins in the mudroom provide added organization and convenience as you enter from the garage. The bright, open concept main floor is flooded with natural light from oversized windows overlooking the beautifully landscaped backyard, creating an inviting space for both everyday living and entertaining. Featuring a large deck, lots of space for kids or pets to play and a rear back lane. Upstairs, a large bonus room provides the perfect space for the family to spend time together and separates the primary bedroom and the two additional bedrooms. The primary suite is a true escape, complete with a spa-inspired ensuite featuring dual sinks, soaker tub, and a separate shower. A four-piece family bathroom and convenient upper floor laundry complete the level. Set in a fantastic family-friendly neighbourhood, this move-in-ready home offers exceptional style, quality upgrades, and a layout designed for modern living. A must see!