



311 Wolf River Drive SE
Calgary, Alberta

MLS # A2321708



\$540,450

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| Division: | Wolf Willow | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,425 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped | | |

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| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Zebra roller blinds (not in basement and not on exterior doors and not on stairwell window). Grass provided in front and backyard.

OCTOBER COMPLETION * THIS HOME QUALIFIES FOR THE NEW FEDERAL FIRST-TIME BUYER GST REBATE PROGRAM • LOOK MASTER BUILDER has added \$25,000 in Builder upgrades to this in luxurious home • SIDE ENTRY DOOR • FULLY LANDSCAPED • DECK • WINDOW COVERINGS • Located just a 2-minute walk from the Bow River, where nature is truly at your doorstep! As you enter this open-concept floor plan, you'll immediately notice the gorgeous wide-plank flooring, 9-foot ceilings, cozy fireplace with a mantle and tile surround, and elegant metal railings along the staircase and upper hallway. The spacious living room is perfect for casual family gatherings or cozy movie nights. Centrally located, the dining area offers ample space for a large dining table, making it ideal for entertaining. At the rear of the home, the kitchen features a large island with an eating bar, pantry, quartz countertops, 42" high upper cabinets and stainless steel appliances including a sleek chimney hood fan and built-in microwave. Additional highlights include slimline and pendant lighting, as well as a gas line rough-in for a future gas stove. The mudroom includes a built-in bench with hooks for jackets and everyday storage. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite featuring dual sinks and a 5-foot-wide tiled shower. Two additional bedrooms are located at the rear of the home, along with another 4-piece bathroom. The upper floor also includes a convenient laundry room, a tech space perfect for a desk or study area, and a linen closet for extra storage. The unfinished basement offers excellent future development potential, with plumbing rough-ins already in place for a bathroom, laundry facilities and a bar sink. Step outside from the mudroom onto the

100-square-foot deck, ready to kick-start your backyard vision. A gas line rough-in has also been provided for your future BBQ. And to make Calgary winters more comfortable, you'll appreciate the detached double-car garage. Both the front and back yards will be fully landscaped with grass. Energy-efficient features include triple-pane windows, a 96% high-efficiency furnace, LED lighting, a premium HRV air filtration system, and an Ecobee Smart Thermostat. Photos are representative only. Not all features shown in the photos are included. Images are from a showhome and may not reflect the exact home available. The builder's representative will clarify all specifications and included features prior to contract preparation. RMS measurements are based on the builder's blueprints.