



GRASSROOTS

REALTY GROUP

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

MLS # A2323298



\$513,480

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:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

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). Grass provided in front and backyard.

QUICK POSSESSION * THIS HOME QUALIFIES FOR THE NEW FEDERAL "FIRST TIME HOME BUYER GST REBATE PROGRAM" LOOK MASTER BUILDER has added \$25,000 in Builder upgrades to this amazing home! *** LUXURIOUS STREET TOWN * NO CONDO FEES * DOUBLE CAR GARAGE * FULLY LANDSCAPED * DECK * WINDOW COVERINGS * Located just a 2 minute walk to the Bow River where nature is right out your front door! As you enter this "open concept floor plan", the first features you'll see are the gorgeous wide plank floors, soaring 9 foot high ceilings, a cozy fireplace and elegant metal railing on the staircase both on the main floor and the upper floor hallway! The spacious living room allows for casual family gatherings or a fun movie night. The dining room is located in the middle of the home and has the capacity to fit a large dining room table. The kitchen is at the rear of the home and has an island with eating bar, a pantry, quartz countertops, 42" high upper cabinets, stainless steel appliances including a sleek chimney hood fan, a built-in microwave, "Slim Line" lighting, elegant pendant lighting and a R.I gas line to the stove. The mudroom has a bench and hooks for jackets. The upper floor has a huge primary bedroom that has a walk-in closet and a 4 piece ensuite bathroom which includes a 5 ft. wide TILED shower and 2 undermount sinks. The 2 spare bedrooms are at the back of the home where you'll also find a 4 piece bathroom. The laundry room is on the upper floor as well. There's also a Tech area for a desk at the top of the stairs. The basement is unfinished but has a plumbing rough-in for a 4th bathroom. As you enter the backyard from the mudroom an 88 square foot deck with a privacy wall is there to get your future backyard plans started. We have provided a rough-in gas line for your BBQ here. To get you out of Calgary's long

winters, a double car garage is waiting for you! Grass will be provided for both the front yard and the back. Energy saving components are triple pane windows, a 96% high efficient furnace, LED lighting, a high end Air Filtration System (HRV) and a ECOBEE Essential smart thermostat Pictures are representative. Not all components in the pictures are included. Pictures are of a showhome but not the exact home. Builder's representative will clarify all details prior to a contract being written. RMS measurements taken from Builder's blueprints.