



**339 WOLF CREEK Way SE**  
**Calgary, Alberta**

**MLS # A2324786**



**\$589,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                     |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,650 sq.ft.                    | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Interior Lot         |               |                  |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Vinyl Siding       | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** REFRIGERATOR(BASEMENT)ELECTRIC RANGE(BASEMENT) WASHER/DRYER STACKED(BASEMENT) WINDOW COVERINGS(BASEMENT)MICROWAVE(BASEMENT) HOOD FAN (BASEMENT) DISHWASHER (BASEMENT)

Life here isn't just about the home &mdash; it's about everything right outside your door. Nestled along the Bow River in the sought-after Wolf Willow community, this 2023-built duplex puts one of Calgary's most enviable outdoor lifestyles within walking distance. Cast a line on the Bow &mdash; one of Canada's premier trout fisheries where Bull, Brown, Rainbow and Cutthroat trout thrive in numbers around 1,500 per kilometre &mdash; or lace up and hit the trails through Fish Creek Provincial Park, right at the community's doorstep. Fish Creek is one of Canada's largest urban parks, offering 80 kilometres of multi-use trails through wooded areas, open meadows, and riverside paths. And if you've got a dog? You're in the right neighbourhood &mdash; the Woof Willow Off-Leash Dog Park spans 9 acres of green space, the only one of its kind south of Stoney Trail, with a riverside trail following the Bow River, a grassland loop, and dramatic river views as your backdrop. The home itself delivers. This 3+1 bedroom, 2.5 bath layout is built for real life &mdash; soaring ceilings, recessed lighting, and an open-concept main floor flooded with natural light. The kitchen is sharp: quartz countertops, stainless steel appliances, two-tone cabinetry, a modern backsplash, and a walk-in pantry that actually holds everything. Upstairs, the primary suite offers a walk-in closet and spa-inspired ensuite, with two additional bedrooms, a 4-piece bath, and upper-level laundry rounding out the floor. The legal basement suite equipped with a full kitchen, beautiful bathroom with high-end finishings and separate stacked laundry. With side entrance adds serious versatility &mdash; live up, rent down, or accommodate extended family or even use as a short term rental (city licensing required) to maximize returns. Step outside and you'll immediately notice the difference &mdash; the rear outdoor

space has been professionally finished with a full concrete patio designed for true four-season enjoyment, plus additional concrete along the side of the home, creating a seamless, low-maintenance outdoor living area that most new builds simply don't offer. Whether you're hosting a summer cookout, unwinding after a trail run along the Bow, or letting the dog dry off after a session at Woof Willow, this space was built to be used. Paved alley access completes the package with clean, year-round functionality. Wolf Willow isn't just a place to live &mdash; it's a community built around the outdoors, the river, and connection. If that's the life you're after, 339 Wolf Creek Way is your address.