



**90 Wolf Creek Rise SE
Calgary, Alberta**

MLS # A2328070



\$589,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	None		

Welcome to this exceptional 4-bedroom, 3 full-bathroom home, ideally located in the highly sought-after golf community of Wolf Willow in Southeast Calgary. Thoughtfully designed to accommodate growing families, this home features a desirable main-floor bedroom and a full bathroom, making it perfect for guests, extended family, or multi-generational living. The bright and spacious open-concept layout is enhanced by impressive 9-foot ceilings and additional pot lighting throughout the main level, creating a warm and inviting atmosphere. The chef-inspired kitchen serves as the heart of the home, offering a large central island, elegant quartz countertops, ample cabinetry, and generous workspace—ideal for both everyday living and entertaining. Situated on a premium corner lot, the property provides an expansive backyard and side yard, offering plenty of outdoor space for children, pets, gardening, or future landscaping projects. A separate rear entrance to the basement adds excellent flexibility and potential for future development, allowing you to customize the space to suit your lifestyle or investment goals. The basement remains undeveloped and is ready for your personal vision. Residents of Wolf Willow enjoy an outstanding lifestyle with access to scenic walking and biking pathways, beautiful parks, and a planned dedicated dog park. The community is conveniently located just minutes from a wide range of shopping, dining, schools, and other everyday amenities, while offering quick and easy access to both Macleod Trail and Stoney Trail for effortless commuting throughout the city. This beautifully maintained home combines modern design, functional living spaces, and an unbeatable location, making it an excellent opportunity for families and investors alike. Don't miss your chance to own this remarkable property—schedule your private

showing with us.