



GRASSROOTS
REALTY GROUP

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52 Wolf Creek Drive SE
Calgary, Alberta

MLS # A2330774



\$528,000

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,610 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully designed home in the sought-after community of Wolf Willow! Offering a bright, spacious floor plan with modern finishes throughout, this exceptional property perfectly combines style, comfort, and functionality. The open-concept main floor features 9-foot ceilings and wide-plank flooring, creating an inviting space ideal for everyday living and entertaining. The chef-inspired kitchen is highlighted by an oversized central island, elegant white cabinetry, quartz countertops, stainless steel appliances, and a generous walk-in pantry. The adjoining dining area and spacious living room provide plenty of room to gather with family and friends. Upstairs, the impressive primary retreat includes a large walk-in closet and a private three-piece ensuite with an oversized shower. A versatile bonus room offers the perfect space for a family lounge, children's play area, or home office. Two additional well-sized bedrooms, a beautifully finished four-piece bathroom, and conveniently located upper-floor laundry complete this thoughtfully designed level. Additional highlights include a welcoming front porch with glass railing and smart-home features, including a Google control centre, Nest thermostat, and doorbell camera. Wolf Willow is a vibrant and growing community surrounded by nature and recreation. Residents enjoy access to scenic pathways, the Bow River, Fish Creek Provincial Park, Blue Devil Golf Club, a natural environmental reserve, playgrounds, and nearby community amenities. A wonderful home in an excellent location offering outstanding value—book your private showing today!