



GRASSROOTS
REALTY GROUP

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12 Wolf Creek Drive SE
Calgary, Alberta

MLS # A2330871



\$499,900

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,476 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, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-22-1-W5
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Quartz Counters, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE THIS SATURDAY JULY 25TH FROM 12PM TO 3PM! Welcome to 12 Wolf Creek Drive SE, a bright, modern 2-storey half-duplex in the heart of Calgary's sought-after Wolf Willow community. Built in 2021 and offering over 1,475 sq ft of thoughtfully designed living space, this move-in-ready home blends style and function. The open-concept main floor is ideal for everyday living and entertaining, featuring a spacious living room, dining area, and a stylish kitchen with quartz countertops, a large island with generous prep space, an undermount sink, and stainless steel Whirlpool appliances. A convenient mudroom with a 2-piece powder room completes the level. Upstairs, you'll find three generous bedrooms, including a primary retreat with a walk-in closet and a spa-inspired ensuite showcasing a walk-in shower tiled to the ceiling and stone counters. A full 4-piece bathroom and upper-level laundry add everyday convenience. Additional highlights include durable luxury vinyl plank flooring, vinyl windows throughout, a fully fenced backyard with a back deck, a welcoming front porch, and a parking pad for two. The full, unfinished basement offers excellent potential to develop and build equity. In one of southeast Calgary's newer riverside communities, you're surrounded by green space, walking/bike paths, playgrounds, and Blue Devil Golf Course with shopping and amenities close by. With modern finishes, a riverside setting, and room to grow, this is a home that's ready to welcome you.