



GRASSROOTS
REALTY GROUP

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211 Wolf Creek Avenue SE
Calgary, Alberta

MLS # A2343542



\$549,900

Division:	Wolf Willow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,437 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Smart Home		

Inclusions: Dishwasher, Dryer, Garage Controls, Gas Range, Microwave Hood Fan, Refrigerator, Washer

Welcome Home to Wolf Willow, where style, comfort, and efficiency merge together in this beautifully designed 2022 home. Lush, low maintenance landscaping is accompanied by stonework and wood panelling that decorate the exterior facade, with hardiboard along the siding and front and tracklighting installed underneath the soffits, offering unrivalled curb appeal. Step inside and note wide vinyl plank flooring throughout the home, including in all bedrooms and hallways, soaring 9-foot knockdown ceilings, and a cozy fireplace focal point, creating a warm and inviting atmosphere. The spacious great room is ideal for family gatherings or movie nights, while the rear dining area easily accommodates a large table for entertaining. The modern kitchen is a chef's dream, featuring quartz countertops, stainless steel Samsung appliances including a gas stove, tile backsplash, a Blanco silgranit sink, and a central island with an eating bar—ideal for casual meals and socializing. This 1,437 SF home is designed for energy efficiency, boasting triple-pane windows with designer Combi window coverings, a high-efficiency furnace (96%), LED lighting, an advanced Heat Recovery Ventilation air filtration system, and a smart thermostat for ultimate comfort. Additional main floor conveniences include a mudroom with a bench and cubbies for extra storage and a convenient half-bathroom. Upstairs, the expansive primary suite offers a walk-in closet with organizers and a barn door leading to the private 3-piece ensuite with a 5-foot-wide stand-up shower. Two additional sizeable bedrooms and a 4-piece full bathroom with bathtub complete the upper level, along with a dedicated laundry room for added functionality. The undeveloped basement provides an ideal opportunity to customize your space, with enough room for a future fourth bedroom, third full bathroom, and a large

recreation area. Step outside to a private, south-facing fully fenced backyard perfect for summer BBQs—complete with a gas line hookup, concrete patio, and thoughtful landscaping details. The double-car garage ensures ample parking and storage, and an upgraded camera doorbell along with security cameras provide added peace of mind. This end townhome unit has no condo fees, and its position on a corner illuminates the entire home with natural light via windows scattered across multiple sides. Situated nearby parks, off leash areas, and walking distance to the Bow River and Fish Creek Provincial Park. Enjoy proximity to Blue Devil Golf Club and the commercial centre of Wolf Willow, providing shopping opportunities, entertainment, and access to major thoroughfares and transportation routes.