



203 Wolf Creek Avenue Calgary Alberta

\$569,900

Welcome Home to Wolf Willow, where style, comfort, and efficiency come together in this beautifully designed 2022 home! From the moment you step inside, you'll be greeted by gorgeous wide plank flooring, soaring 9-foot ceilings, and a cozy fireplace, creating a warm and inviting atmosphere. The spacious great room is perfect 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 appliances, a pantry, and a central island with an eating bar—ideal for casual meals and socializing. This 1469 sq ft home is designed for energy efficiency, boasting triple-pane windows with designer 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 and a private 3-piece ensuite with a 5-foot-wide stand-up shower. Two additional bedrooms and a 4-piece main bath complete the upper level, along with a dedicated laundry room for added convenience. The undeveloped basement provides a fantastic opportunity to customize your space, with enough room for a future fourth bedroom, third full bathroom, and a large recreation area. Step outside to your concrete patio, perfect for summer BBQs—complete with a gas line hookup—and envision your future backyard oasis. The double-car garage ensures ample parking and storage. Wolf Willow features brand new parks, off leash areas, and the Bow River and Fish Creek Park which are all just steps away. It is close to golf, shopping, bus routes and easy access to Calgary's main trails and highways. Don't miss o...

3pc Bathroom 4.92 Ft x 9.33 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 8.17 Ft x 10.67 Ft

Bedroom 8.67 Ft x 14.33 Ft

Primary Bedroom 11.83 Ft x 13.92 Ft

2pc Bathroom 5.33 Ft x 6.58 Ft

Dining room 11.33 Ft x 8.92 Ft

Kitchen 11.50 Ft x 17.75 Ft

Living room 12.00 Ft x 14.42 Ft

Other 5.67 Ft x 9.50 Ft

Listing Presented By:



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