



## 110 Wolf Creek Rise Calgary Alberta

\$649,900

\*\*Open House Sunday February 1st from 1-3pm\*\* Welcome to 110 Wolf Creek Rise SE- a striking new, NEVER LIVED IN, FORMER TRICO SHOWHOME offering approximately 1,738 square feet of above-grade living space in the vibrant and family-friendly Wolf Willow community. This thoughtfully designed residence has GEM STONE LIGHTS and \$70,000 worth of UPGRADES which blends modern functionality with comfortable living, making it ideal for families, first-time buyers, or anyone seeking a fresh start in a growing neighbourhood. As you enter through the welcoming foyer, you are immediately drawn into the open-concept main floor where the spacious living room flows seamlessly into the dining area and kitchen. The living room offers abundant natural light and a layout that accommodates both everyday living and gatherings around the GAS FIREPLACE with friends and family. Adjacent to this space, the dining area provides ample room for family meals and entertaining. The kitchen features under CABINET LIGHTING with a functional layout, UPGRADED APPLIANCES and a GAS RANGE with effortless access to the outdoor deck, making it perfect for summer barbecues or enjoying your morning coffee. Also on the main level, you'll find a conveniently located two-piece bathroom, a practical mudroom with direct entry from outside, and generous closet space to keep everyday items organized. The effortless flow of this level makes daily routines feel seamless while maintaining a welcoming environment. Upstairs, the design continues with three bedrooms with beautiful FEATURE WALLS and a versatile bonus room. The primary bedroom is complete with a walk-in closet and a four-piece ensuite bathroom that provides added privacy and comfort. Two additional bedrooms share access to a well-appointed main bathroom, making this level ideal for families or guests. The unfinished basement presents excellent potential for f...

2pc Bathroom 5.67 Ft x 4.75 Ft

Dining room 11.92 Ft x 12.00 Ft

Kitchen 12.83 Ft x 17.00 Ft

Living room 14.50 Ft x 16.42 Ft

4pc Bathroom 4.92 Ft x 8.17 Ft

4pc Bathroom 6.58 Ft x 9.92 Ft

Bedroom 8.83 Ft x 9.00 Ft

Bedroom 9.50 Ft x 12.08 Ft

Den 13.83 Ft x 12.17 Ft

Primary Bedroom 11.75 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.reevesrealty.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)