



164 Wolf River Drive Calgary Alberta

\$734,900

**** OPEN HOUSE ALERT SATURDAY at 12:00 noon to 3:00 PM **** 164 Wolf River Drive SE will be sure to impress! ****JAYMAN CERTIFIED KARMA 24 FLOOR PLAN**** Boasting 2279+ square feet of gorgeous upgraded Fit and Finish design and decor that will appeal to the most discerning buyer. Immediately upon entering, you are invited into an open floor plan that exudes beauty. Seamlessly transitioning to the 4TH BEDROOM and FULL BATH, could easily be your Den/Home Office. The main floor plan opens up to showcase a stunning, oversized, Elegant White Quartz island framed by the same stunning quartz countertops around the perimeter. Boasting stunning Glacier White cabinets, stylish chrome hardware, soft-close drawers, and a beautiful full tile backsplash, the kitchen will check off all your boxes. Sleek stainless steel KitchenAid appliance package includes a 36" gas cooktop, built-in wall oven with convection microwave, French door refrigerator with water dispenser and ice maker, dishwasher with stainless steel interior and Broan power pack built-in hood fan with designer shroud. Complimenting the main floor, you will discover Divine Maestro Forte laminate flooring throughout, with 12x24 Divine Luxury Vinyl tile in the Main Bath, en suite, and laundry. To complete this outstanding main-floor area design, you will also find a cozy electric fireplace and a sliding glass patio door that will lead you out to your future backyard. The upper level features a centralized Bonus Room with a tray ceiling, along with three more sizeable bedrooms, with the primary suite offering a 5-piece 'spa-like' en suite. Dual vanities, oversized soaker tub, stand-alone shower, and a spacious walk-through closet to the 2nd-floor laundry for ease of access. Excellent design for the busy family. James Hardie board on the front exterior, along with the elevated contemporary prairie elevation and EXTRA Fit & FINISH...

Living room 14.00 Ft x 12.92 Ft

Kitchen 13.67 Ft x 13.50 Ft

Dining room 10.00 Ft x 9.92 Ft

Pantry .00 Ft x .00 Ft

Foyer 10.58 Ft x 4.50 Ft

Bedroom 10.25 Ft x 9.42 Ft

4pc Bathroom 9.33 Ft x 7.33 Ft

Bonus Room 11.50 Ft x 12.08 Ft

Primary Bedroom 14.17 Ft x 12.33 Ft

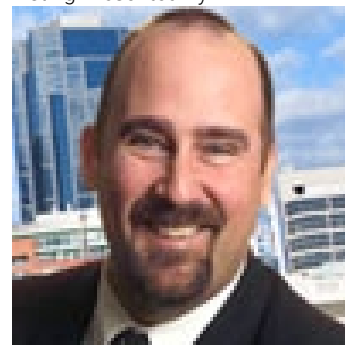
5pc Bathroom 13.67 Ft x 10.00 Ft

Bedroom 10.67 Ft x 9.00 Ft

Bedroom 10.50 Ft x 9.00 Ft

a

Listing Presented By:



Originally Listed by:
Jayman Realty Inc.

<http://www.jayman.com/why-buy-a-jayman/realty>

RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 6.83 Ft x 5.25 Ft

Other 8.00 Ft x 5.50 Ft

Laundry room 6.75 Ft x 6.50 Ft

Other 11.33 Ft x 5.83 Ft