

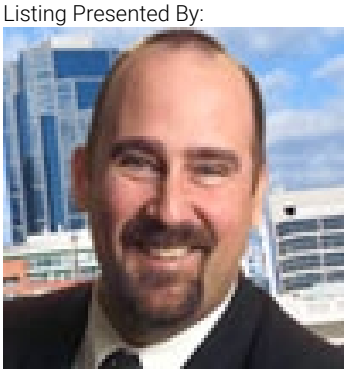
335 Wolf River Drive Calgary Alberta

$519,896

COMPLETION IS ESTIMATED TO BE FEB. 26th * GST IS INCLUDED IN THE PRICE ! THIS HOME QUALIFIES FOR THE NEW FEDERAL "FIRST TIME HOME BUYER GST REBATE PROGRAM" LOOK MASTER BUILDER has added $25,000 in Builder upgrades to this amazing home! *** LUXURIOUS STREET TOWN * NO CONDO FEES * DOUBLE CAR GARAGE * FULLY LANDSCAPED * DECK * WINDOW COVERINGS * Located just a 2 minute walk to the Bow River where nature is right out your front door! As you enter this "open concept floor plan", the first features you'll see are the gorgeous wide plank floors, soaring 9 foot high ceilings, a cozy fireplace with a mantle and tile surround and elegant metal railing on the staircase both on the main floor and the upper floor hallway! The spacious living room allows for casual family gatherings or a fun movie night. The dining room is located in the middle of the home and has the capacity to fit a large dining room table. The kitchen is at the rear of the home and has an island with eating bar, a pantry, quartz countertops, 42" high upper cabinets, stainless steel appliances including a sleek chimney hood fan, a built-in microwave, "Slim Line" lighting, elegant pendant lighting and a R.I gas line to the stove. The mudroom has a bench and hooks for jackets. The upper floor has a huge primary bedroom that has a walk-in closet and a 4 piece ensuite bathroom which includes a 5 ft. wide TILED shower and 2 undermount sinks. The 2 spare bedrooms are at the back of the home where you'll also find a 4 piece bathroom. The laundry room is on the upper floor as well. There's also a Tech area for a desk at the top of the stairs. The basement is unfinished but has a plumbing rough-in for a 4th bathroom. As you enter the backyard from the mudroom an 88 square foot deck with a privacy wall is there to get your future backyard plans started. We have provided a rough-in gas line for your BBQ here. To get...

Living room 15.42 Ft x 13.17 Ft
Kitchen 10.17 Ft x 11.81 Ft
2pc Bathroom 4.67 Ft x 5.25 Ft
Dining room 9.00 Ft x 11.81 Ft
Bedroom 10.33 Ft x 8.50 Ft
Bedroom 10.33 Ft x 8.50 Ft
Primary Bedroom 11.50 Ft x 12.08 Ft
Office 6.50 Ft x 7.17 Ft
4pc Bathroom 8.08 Ft x 5.00 Ft
4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

RE/MAX Realty Professionals

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

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