

139 Wolf Creek Avenue SE  
Calgary, Alberta

MLS # A2176979



## \$575,000

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Side By Side		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Level, Street Light		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Ring doorbell, Basement and family room shelves, Mounts x2 (TV)		

Welcome to this stunning home on a quiet street with a south-facing rear yard! This almost brand-new Wolf Willow home offers many upgraded features & custom built by the original owners with a modern & color palette. Convenient Location - Steps away from Fish Creek Park, the ponds, parks, dog park, pathways, shopping, and transit, and located on a quiet family-approved street. This family-approved home boasts style and taste throughout and is a winning design. A top-rated open floor plan with a double detached garage, front covered entry, large windows, and numerous architectural details allow for tons of natural light throughout. You will love the large chef's kitchen with a dramatic island, quartz countertops, upgraded stainless steel appliances, and a large dining nook. The Kitchen boasts custom two-color wood-style cabinetry, an undermount black granite sink, and ample counter space for entertaining. Upstairs, you will be greeted with three bedrooms and a laundry room - The good-sized primary bedroom has its own en suite and walk-in closet. Other upgrades include 9' main floor ceilings, an oversized professionally built 2-car garage, a large rear concrete patio, luxury vinyl floors, an electric fireplace, a water softener, and a concrete front walkway. To complete this home, the exterior elevation showcases a large covered front entry, stone detail, and grass for easy front yard care. Other bonus upgrades include exterior wood fencing, end unit, a rear lane across from a park. Check it out and Compare! It is a stunning home in an outstanding area. Call your friendly REALTOR(R) to book your viewing.