

95 Wolf Creek Avenue SE  
Calgary, Alberta

MLS # A2177690



## \$619,900

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscaping		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	cabinet at rear entrance		

Welcome to this beautiful 1428 sq. ft. 4 bedroom home, thoughtfully designed & impeccably maintained. Offering 3.5 bathrooms & a professionally finished basement, this home combines comfort & style with incredible functionality. Nestled in a prime location, it boasts a private, maintenance-free yard &ndash; perfect for busy homeowners or those seeking a peaceful retreat. Directly across from a park & steps away from Fish Creek Park&rsquo;s walking/biking paths & Blue Devil Golf Course, outdoor recreation is always within reach. The south backyard is an oasis with a fully fenced space, privacy walls, & a beautiful patio, ideal for cozy evenings around a fire pit. A front patio provides the perfect spot to unwind & enjoy breathtaking sunsets. Inside, custom paint color & upgraded railings add charm, while 9&rsquo; ceilings elevate the main floors open feel. The elegant kitchen features 2-toned cabinets, quartz countertops, silgranit sink, & upgraded stainless steel appliances. The kitchen island, spacious dining area, & convenient half bath make this main floor perfect for entertaining. The upper level is home to a luxurious master retreat with walk-in closet & an ensuite boasting a 5 ft. shower. Two additional bedrooms, main bath & a laundry/storage area complete this level. The fully finished basement offers a cozy family room with wet bar, an additional bedroom & full bathroom-ideal for guests or extra family space. With NO CONDO FEES, a double detached garage, dual gas lines, high efficiency furnace & a Daikin &ldquo;Quiet&rdquo; high efficiency central air conditioner, this home is ready to provide both luxury & low maintenance living. Don&rsquo;t miss the chance to make this stunning property your own!