

**275 Wolf Creek Way SE**  
**Calgary, Alberta**

**MLS # A2174477**



**\$699,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** NA

Welcome to this newly built, spacious house which includes 5 bedrooms and 3.5 bathrooms with legal basement suit. Located in one of the most sought after community Wolf Willow, Southeast Calgary. There is a path way in the back that not only offers privacy but also provides natural scenic beauty right from the backyard. Property offers about 2300 SQF of living space. Main floor includes gourmet kitchen and dinning space. Modern kitchen offers island with sparkling quartz countertops, modern cabinetry and the upgraded stainless steel appliances offer a perfect blend of style and functionality, making this kitchen a chef's dream. Corner location and big windows provide lots of sunshine and comfort. The upper level offers two additional bedrooms, and a 4 pc shared bathroom. The basement is a legal suit, 2 bedrooms, separate laundry, kitchen and separate entry allows rental income or can adjust extended family. The corner lot with a backyard outdoor space is perfect for relaxation or outdoor gatherings. House is located close to Fish Creek Park, Bow River, and Blue Devil Golf Club. Wolf Willow will be home to future schools, a dog park, commercial development, and trails.