

\$569,000 - 99 Wolf Creek Avenue Se, Calgary

MLS® #A2130756

\$569,000

3 Bedroom, 3.00 Bathroom, 1,432 sqft

Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Welcome to Wolf Willow, where luxury living meets unrivaled convenience! Step into the epitome of modern elegance with this exceptional townhouse, featuring NO CONDO FEES and occupying a coveted corner lot, right across from green space and playgrounds.

Crafted with meticulous attention to detail and built in 2021, this 1400+ sq ft home showcases the latest architectural trends and design elements, ensuring a contemporary and stylish living experience. As you step inside, you're greeted by a bright and airy ambiance, accentuated by the clever utilization of space and stunning LVP flooring that flows seamlessly throughout. Relax in the cozy family room and discover an inviting atmosphere, enhanced by the warmth of an electric fireplace, perfect for cozy evenings and gatherings with loved ones.

The heart of the home, the kitchen, is a chef's dream, featuring quartz countertops, a large island, ample cabinet space, and stainless steel appliances, including a gas range. Perfect for entertaining or quiet family dinners, this space effortlessly combines style and functionality.

Upstairs, three generously sized bedrooms await, including the luxurious master retreat complete with a walk-in closet and a private, 3-piece ensuite . An additional 4-piece



bathroom serves the other two bedrooms, ensuring comfort and convenience for the whole family. The convenience of the Upstairs Laundry Room is a must have nowadays, Plus, a private nook offers the perfect spot for a quaint home office or study area.

With added comfort , the home features a High efficiency furnace, water softener and a LifeBreath Air filtration system, ensuring clean and fresh air throughout the year. Smart wired electrical light switches and wired for sound throughout the house add modern convenience and entertainment options. For those seeking additional space, the unfinished basement provides ample storage and is ready for development, offering endless possibilities for customization and expansion. Plus, the basement is already roughed in for a wet bar and bathroom, making it easy to add additional amenities to your home.

Outside, the sunny backyard awaits, offering a private sanctuary for relaxation and enjoyment. With a fenced-in yard, a private deck, and a Gas BBQ hookup, you'll love hosting gatherings or simply unwinding in your own outdoor oasis.

For added convenience, the property features a finished large double detached garage with back alley access, providing ample space for vehicle storage and easy access to the outdoors.

Beyond the home's impeccable features lies the vibrant community of Wolf Willow. Enjoy the convenience of a playground just steps away, perfect for families with children, while nearby walking paths invite you to explore the picturesque surroundings. Nature enthusiasts will delight in the proximity to Fish Creek Park, the Bow River, and the Blue Devil Golf Course.

Built in 2021

Essential Information

MLS® #	A2130756
Price	\$569,000
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	99 Wolf Creek Avenue Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4V1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s), Gas Grill, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 21st, 2024
Days on Market	11
Zoning	R-GM
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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