

\$684,900 - 138 Wolf Creek Rise Se, Calgary

MLS® #A2165662

\$684,900

3 Bedroom, 3.00 Bathroom, 1,648 sqft
Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Are you looking to live in an exciting new Community? This is your opportunity - Wolf Willow - only steps away from the Dog Park! Start enjoying this convenient Location - ponds, parks, pathways, golf, shopping, soccer, bike paths, Bow River Valley, Fish Creek Park, South Pointe Hospital, transit, off-leash dog areas, and the major south expressways. Community lifestyle living that makes Wolf Willow an outstanding, safe, and secure community. An excellent URBAN STYLE Jayman BUILT "SONATA" home with a supersized homesite with many custom Jayman Design center upgraded features. Meticulously maintained & crafted by the original owner - Truly a custom-built DREAM home. Over 2472 SF of living space offering 3 bedrooms, 3 baths & unspoiled basement ... Check out the floor plan and pictures! This OPEN design features 8', 10' & 12' high ceilings - Spectacular CHEF's kitchen overlooking the dining area and the lower great room. Upgraded features include iron spindle railing, triple pane windows, lots of countertop space, tankless water heater, active heat recovery system, luxury wide plank flooring, wall features and details, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining: Sleek modern ceiling high grey cabinetry, with classic shaker style doors, soft close, quartz countertops, upgraded Kitchen Aid stainless steel appliances with slide-in



138 WOLF CREEK RISE SE

REC. MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 824.00 Sq Ft / 76.55 m²
UPPER LEVEL (AG) - 824.00 Sq Ft / 76.55 m²
TOTAL ABOVE GRADE RMS SIZE - 1648.00 Sq Ft / 153.10 m²

UNDEVELOPED BASEMENT (BG) - 824.00 Sq Ft / 76.55 m²
TOTAL AG/BG AREA - 2472.00 Sq Ft / 229.65 m²



electric oven with smooth cooktop, built-in microwave oven & hood cover, full tiled backsplash, dramatic peninsula island with recessed lighting and flush eating bar for four & under mount granite sink, and pantry. Upstairs includes an oversized primary bedroom with custom wall details, electric fireplace, a full spa-like 5 piece ensuite, and a supersized walk-in closet. Plus, 2 good-sized spare bedrooms, an upper laundry room, and a central walkway for excellent traffic flow. Other impressive features include 6 solar panel, High 11' basement ceilings, oversized back yard with an upper wood deck, detached 22' x 20' - 2 car garage, rich front curb appeal with stone details and covered entry. Quick October 2024 possession date available! Call your friendly REALTOR(R) to book a viewing!

Built in 2022

Essential Information

MLS® #	A2165662
Price	\$684,900
Sold Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	138 Wolf Creek Rise Se
Subdivision	Wolf Willow

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4Z3

Amenities

Amenities	Beach Access, Clubhouse, Recreation Room
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Parking Spaces	2
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Parking	Alley Access, Double Garage Detached, Garage Door Opener, On Street, Garage Faces Rear, Side By Side
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Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
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Heating	High Efficiency, Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Electric, Family Room, Mantle
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Has Basement	Yes
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Basement	Full, Unfinished
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Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot, Yard Lights, Zero Lot Line
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 13th, 2024
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Date Sold	October 8th, 2024
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Days on Market	25
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Zoning	R-G
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HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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