

# \$564,999 - 187 Wolf Creek Avenue Se, Calgary

MLS® #A2206622

**\$564,999**

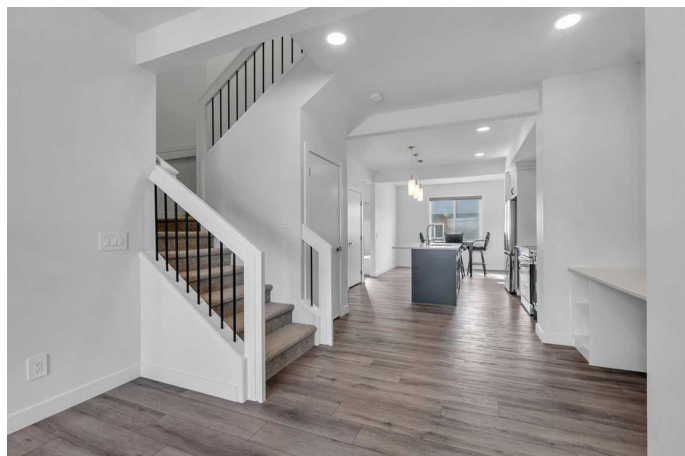
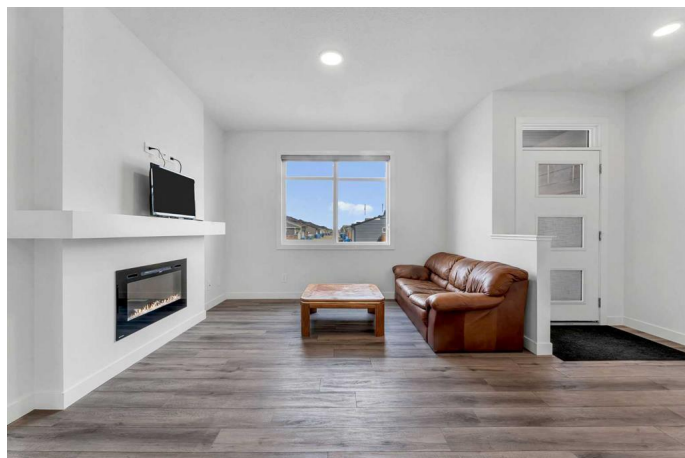
3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

Welcome to this Stunning NO CONDO FEE - 3 BED 2.5 BATH - DOUBLE CAR GARAGE Townhouse in Wolf Willow SE Calgary. Upon entrance you will be greeted with decent size FOYER and CLOSET. The OPEN-CONCEPT main floor offers fully functional LIVING ROOM with a fireplace and an MDF built in desk. The kitchen upgrades include, stainless steel appliances, quartz countertop kitchen island, gas line to the range and upgraded cabinet space. Going Upstairs you will find SPINDLE RAILING on the STAIRS. On the upper level you will find LARGE PRIMARY BEDROOM which offers 3-piece ensuite bathroom with STANDING SHOWER and WALK-IN Closet. Down the hall you will find another TWO good sized BEDROOMS and a 4-PIECE BATHROOM. The Unfinished BASEMENT is waiting for your ideas and you can DEVELOP the way you want. Another Great ASSET of this house, that it Comes with DOUBLE DETACHED GARAGE at the back. Located across from a pristine golf course and surrounded by tranquil walking paths, this home offers an unparalleled connection to nature. The Bow River winds nearby, alongside peaceful bodies of water that enhance the beauty of your surroundings. This home isn't just a place to live—it's a lifestyle waiting for you to embrace. Minutes Away from Plazas and Schools, makes this property a MUST SEE.

Built in 2022



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206622      |
| Price          | \$564,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,472         |
| Acres          | 0.05          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 187 Wolf Creek Avenue Se |
| Subdivision | Wolf Willow              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X4V5                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan            |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Electric                                                                   |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

**Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Mixed, Vinyl Siding  |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 19               |
| Zoning         | R-GM             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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