



**131 Wolf Creek Rise SE
Calgary, Alberta**

MLS # A2256679



\$865,000

Division: Wolf Willow

Type: Residential/House

Style: 2 Storey

Size: 2,168 sq.ft. **Age:** 2022 (4 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Driveway, Gar

Lot Size: 0.10 Acre

Lot Feat: Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Views, Zero Lot Line

Heating: Central, High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed, See Remarks, Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to 131 Wolf Creek Rise SE in the sought-after community of Wolf Willow. This stunning home features 4 bedrooms, 3.5 bathrooms, double attached garage and a fully finished basement, offering over 2,100 sq. ft. of thoughtfully designed living space. Premium showhome finishes are paired with modern upgrades including solar panels, UV air purification, central A/C, smart home technology, and triple-pane windows. Enjoy outdoor living with a 10x10 deck and full landscaping. Located steps from the golf course, parks, trails, and the Bow River. This home also comes with the security of the Alberta New Home Warranty. Move-in ready and built for comfort, efficiency, and style!