



GRASSROOTS
REALTY GROUP

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131 Wolf Creek Rise SE
Calgary, Alberta

MLS # A2256679



\$899,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,168 sq.ft.	Age:	2022 (3 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:	Finished, 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!