



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

196 Wolf River Drive SE
Calgary, Alberta

MLS # A2259874



\$749,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Separate Entrance		

Inclusions:	N/A
--------------------	-----

Built by Morrison Homes, this stunning Wolf Willow property has been thoughtfully designed with upgrades that elevate everyday living. The gourmet kitchen sets the tone with upgraded quartz countertops and soft white cabinets to the ceiling, creating a bright and elegant space to gather and entertain. The home features plank flooring throughout the main floor, stairs, bonus room, and upper hallway, plus a striking 50” built-in electric fireplace with tile to the ceiling. Iron spindle railings add architectural charm, while sleek black plumbing fixtures, upgraded bathroom hardware, and custom tilework bring a modern edge. The ensuite is a true retreat with a two-sided glass, custom-tiled shower and tray ceiling details in both the master bedroom and bonus room. With a 9’ foundation, side entry, and full legal suite rough-in (with separate furnace), this home is built for flexibility and future value. Set in the vibrant community of Wolf Willow, you’ll enjoy scenic parks, playgrounds, a nearby golf course, and schools just minutes away. This Morrison-built home blends beauty, function, and lifestyle in one perfect package.