



GRASSROOTS
REALTY GROUP

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

112 Wolf River Drive SE
Calgary, Alberta

MLS # A2259916



\$732,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this gorgeous show stopper home in the vibrant and yet peaceful community of wolf willow. This home is Built by Morrison Homes, Calgary's 16-time Builder of the Year, this stunning move-in-ready 3-bedroom, 2.5-bath residence in Wolf Willow offers 1,865 sq. ft. of elevated living at a fantastic price of \$732,900. With immediate possession available, your dream home is ready when you are. Step inside and experience a modern open-concept design featuring an impressive open-to-below layout that floods the home with natural light. The spacious great room is anchored by a striking built-in fireplace and a dramatic full wall tile feature, creating a true showpiece for both everyday living and entertaining. The beautiful kitchen, complete with quartz countertops and full-height cabinetry, is designed to inspire your inner chef. Upstairs, retreat to the spa-inspired ensuite with a custom tiled shower, complemented by two additional bedrooms and a convenient upper-floor laundry. Outdoors, enjoy your private deck with a BBQ gas line — perfect for family dinners and summer gatherings. Beyond your doorstep, Wolf Willow offers a vibrant lifestyle with golf courses- (walking distance away from the home), Bow River pathways, playgrounds, parks, schools, and everyday essentials all just minutes away. Blending award-winning craftsmanship with thoughtful design and a sought-after community setting, this home is more than a place to live — it's a lifestyle. Move in today and start making it yours.