



GRASSROOTS
REALTY GROUP

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119 Wolf Creek Rise SE
Calgary, Alberta

MLS # A2268713



\$715,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,941 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Soaking Tub		

Inclusions:	Window coverings
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Former Show home: Step into over 1,900 sq ft of modern comfort, featuring 3 bedrooms, 2.5 baths, and a double garage. The main floor flex room offers versatility for your home office or guest space. Enjoy elegant upgrades throughout — from quartz countertops, custom lighting, and black hardware package to a chimney-style hood fan and upgraded backsplash. Unwind in the 5-piece ensuite with a soaker tub, gather in the bonus room, or host on the 10'x10' deck with a gas BBQ line. This home also includes air conditioning, window coverings, iron spindle railings, and a 50" built-in electric fireplace — all thoughtfully designed for comfort and style. Note: Home is staged for presentation. All staging items and décor are excluded from the sale.