



**GRASSROOTS**  
REALTY GROUP

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**551 Wolf Creek Way SE**  
**Calgary, Alberta**

**MLS # A2275232**



**\$659,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** none

LOCATION, LOCATION, LOCATION. This upgraded home features an open floor concept with 9' high ceilings, three bedrooms, two and a half bathrooms, a rear mudroom, large kitchen with a spacious island and engineered hardwood flooring. Basement is professionally developed with BAR, additional bedroom, SPA level Bathroom, and additional family room. Enjoy your OVERSIZED DOUBLE DETACHED GARAGE WITH SHOP AREA, and plenty of yard space to bask in the summer sun or have a snowball fight in the winter. Wolf Willow is a fantastic neighborhood Bordering Fish Creek Park, the Blue Devil Golf Course and the Bow River, Wolf Willow is an exciting new SE community that brings the lifestyle and beauty of the Bow River Valley to your doorstep. Connected by walking paths, parks and a future dedicated dog park, this community provides endless recreational opportunities with the convenience of urban amenities just minutes away and easy access to Macleod Trail and Stoney Trail. You will truly enjoy this impeccable home!