

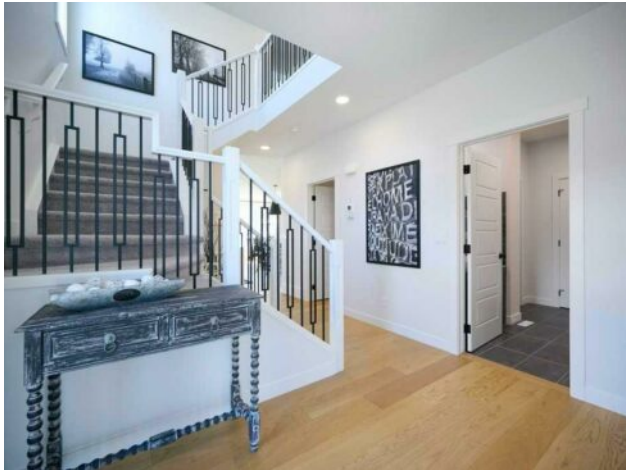


**GRASSROOTS**  
REALTY GROUP

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**103 Wolf Creek Rise SE**  
**Calgary, Alberta**

**MLS # A2275919**



**\$849,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,123 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Level, Street Lighting		

<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>	Metal Frame, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

**Inclusions:** N/A

LOCATION ALERT. ONE OF THE BEST HOMES IN ONE OF THE BEST LOCATIONS!! CORNER LOT WITH ADDITIONAL ARCHITECTURAL UPGRADES TO THE OPEN SIDE SUCH AS EXTRA WINDOWS, HARDY SIDING, EXTERIOR LIGHTING PACKAGE, and LANDSCAPING, AIR CONDITIONING, AND MANY OTHER FEATURES. This Harrington model home was built by Trico and was their show home until very recently. LOOKING FOR THAT EXOTIC HOME WITH SHOWHOME QUALITY UPGRADES?? This stunning FORMER SHOWHOME IS LOCATED in ONE OF CALGARY'S BEST COMMUNITIES OF WOLF WILLOW. This STUNNING home features an open floor concept with 9' high ceilings and engineered hardwood flooring! Quartz and Stone countertops, NUMEROUS UPGRADES THAT YOU TYPICALLY ONLY FIND IN A SHOWHOME! Check out the full UPGRADE LIST before you DARE COMPARE THIS TO ANY OTHER STANDARD HOMES. 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.