



GRASSROOTS
REALTY GROUP

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

147 Wolf Creek Avenue SE
Calgary, Alberta

MLS # A2277056



\$515,000

Division:	Wolf Willow		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: 2 Garden Boxes, Doorbell Camera, TV Brackets (2), All attached Shelves, Kitchen Lights Under Cabinet, Kitchen Knife Magnet

Welcome to 147 Wolf Creek Avenue SE, a beautifully maintained home located in the desirable community of Wolf Willow with NO CONDO FEES. This residence offers approximately 1,493 square feet of above-grade living space and presents a functional layout well suited for both everyday living and entertaining. Inside, a bright welcoming foyer leads into a spacious living room where a fireplace creates a warm and inviting focal point. The well appointed kitchen is conveniently positioned next to the dining area, allowing for an easy flow between meal preparation and family gatherings. A 2-piece powder room and a practical mudroom with storage, coats hooks and a bench complete the main level, enhancing daily convenience and organization. The upper level features three bedrooms, including a generously sized primary suite complete with a private 3-piece ensuite and a walk-in closet. Two additional bedrooms share a 4-piece main bathroom, while a dedicated upper-floor laundry area adds efficiency and ease to household routines. The undeveloped lower level provides a large utility and storage area, offering flexibility for seasonal storage, hobby space or future development to suit your needs. The backyard has been designed for low-maintenance enjoyment and features durable turf in place of traditional sod, creating a clean and functional outdoor space year-round. Completing the exterior is a fully developed, double detached and heated garage finished with epoxy flooring, offering a comfortable and polished environment for parking, storage, or workspace use in all seasons. Situated in the vibrant and growing community of Wolf Willow, this property provides for ample parking and kitty-corner to green space and a park. Residents enjoy close proximity to Fish Creek Park, scenic walking and biking pathways, and access to the Bow River. The

neighbourhood offers a strong sense of community with nearby playgrounds, green spaces, and future retail and commercial amenities, all while providing convenient access to major roadways for an easy commute throughout the city. This home offers a comfortable and versatile living experience in one of Calgary's most desirable southeast communities. Don't miss your chance to view this property - book your private showing today!