



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

MLS # A2288632



\$594,999

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

Inclusions: None

Welcome to this immaculate TRICO FORMER SHOW HOME in the highly desirable Wolf Willow community! This pristine 3-bedroom, 2.5-bathroom home has never been lived in. Boasting over \$45,000 in builder upgrades with tasteful, high-end finishes throughout, this home features air conditioning for year-round comfort, professionally landscaped yard with mature plantings, and a beautiful deck perfect for entertaining. DOUBLE CAR GARAGE IS ALSO INCLUDED IN THE PRICE BUT WILL BE BUILT IN THE SPRING TIME. Every room showcases thoughtfully designed accent walls adding character and style, while a convenient office desk nook on the second-floor hallway maximizes every inch of space. Ideally situated steps away from the dog park, this home is perfect for pet owners and families alike. Wolf Willow has long been cherished for its natural beauty, diverse fish and wildlife, and abundant recreational opportunities. With its contemporary design, numerous amenities, and strong connection to the river, Wolf Willow brings the lifestyle and beauty of the Bow River Valley right to your doorstep. This is a rare opportunity to own a designer showhome.