# \$699,900 - 183 Wolf River Drive Se, Calgary

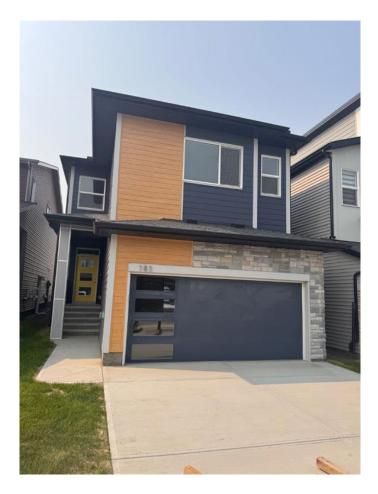
MLS® #A2231200

#### \$699,900

3 Bedroom, 3.00 Bathroom, 2,140 sqft Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Welcome to the beautiful community of Wolf Willow. Come visit this large detached Westbrook new build measuring over 2100 square feet. This 3 bedroom and 2 1/2 bathroom home is ready for immediate possession. The main floor comes with a large open floor plan and optional bonus room perfect for a home office. The kitchen comes with quartz counter tops, tile backsplash, huge island and upgraded Kitchen Aid appliances (stainless steel and gas counter top range). The connected kitchen, great room and dining room is perfect for preparing meals and enjoying them with family and friends. Upstairs you will find 3 bedrooms and a very convenient laundry room. The primary bedroom is very large with a walk in closet and a 5 pc ensuite with a gorgeous soaker tub. The two secondary bedrooms share a beautiful 4 pc bathroom and both come with their own walk in closets. The basement is full and unfinished which is perfect for someone to create the basement of their dreams. The double attached garage is perfect for families with two or more vehicles. Please note that the \$75/month HOA fee is for common area maintenance, use of the park fire pit, use of the park/picnic area and allows for the rental of common garden pots for personal use. The HOA fee is covered by Westcreek Homes until October, 2026.



Built in 2023

# **Essential Information**

| MLS® #         | A2231200    |
|----------------|-------------|
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,140       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Туре           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

# **Community Information**

| Address     | 183 Wolf River Drive Se |
|-------------|-------------------------|
| Subdivision | Wolf Willow             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X5R8                  |

### Amenities

| Amenities      | Community Gardens, Other, |
|----------------|---------------------------|
| Parking Spaces | 4                         |
| Parking        | Double Garage Attached    |
| # of Garages   | 4                         |

#### Interior

| Interior Features | Double Vanity, Kitchen Islar |
|-------------------|------------------------------|
|                   | Open Floorplan, Quartz Cour  |
| Appliances        | Convection Oven, Dishwash    |
|                   | Built-In Gas Range           |
| Heating           | Forced Air, Natural Gas      |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Full, Unfinished             |



## Exterior

| Exterior Features | None   |
|-------------------|--|
| Lot Description   | Back Yard, City Lot, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

#### **Additional Information**

| Date Listed    | June 14th, 2025 |
|----------------|-----------------|
| Days on Market | 3               |
| Zoning         | R-G             |
| HOA Fees       | 75              |
| HOA Fees Freq. | MON             |
|                |                 |

#### **Listing Details**

Listing Office RE/MAX Realty Professionals

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