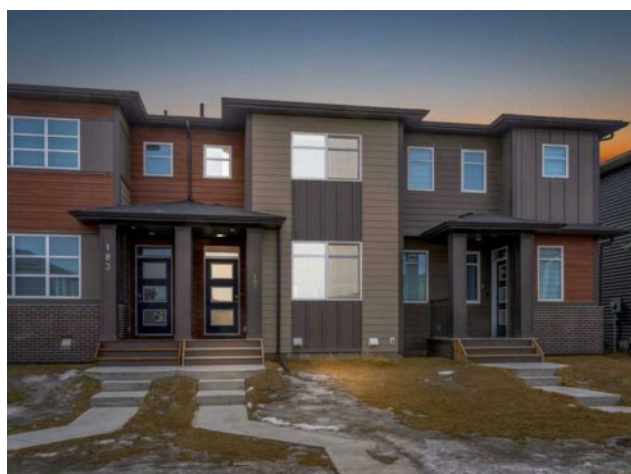


187 Wolf Creek Avenue SE  
Calgary, Alberta

MLS # A2206622



\$564,999

Division:	Wolf Willow		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2022 (3 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, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this Stunning NO CONDO FEE - 3 BED 2.5 BATH - DOUBLE CAR GARAGE Townhouse in Wolf Willow SE Calgary. Upon entrance you will be greeted with decent size FOYER and CLOSET. The OPEN-CONCEPT main floor offers fully functional LIVING ROOM with a fireplace and an MDF built in desk. The kitchen upgrades include, stainless steel appliances, quartz countertop kitchen island, gas line to the range and upgraded cabinet space. Going Upstairs you will find SPINDLE RAILING on the STAIRS. On the upper level you will find LARGE PRIMARY BEDROOM which offers 3-piece ensuite bathroom with STANDING SHOWER and WALK-IN Closet. Down the hall you will find another TWO good sized BEDROOMS and a 4-PIECE BATHROOM. The Unfinished BASEMENT is waiting for your ideas and you can DEVELOP the way you want. Another Great ASSET of this house, that it Comes with DOUBLE DETACHED GARAGE at the back. Located across from a pristine golf course and surrounded by tranquil walking paths, this home offers an unparalleled connection to nature. The Bow River winds nearby, alongside peaceful bodies of water that enhance the beauty of your surroundings. This home isn't just a place to live—it's a lifestyle waiting for you to embrace. Minutes Away from Plazas and Schools, makes this property a MUST SEE.