

**164 Wolf River Drive SE
Calgary, Alberta**

MLS # A2273998



\$734,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	10 Solar Panels		

**** OPEN HOUSE ALERT SATURDAY at 12:00 noon to 3:00 PM **** 164 Wolf River Drive SE will be sure to impress! ****JAYMAN CERTIFIED KARMA 24 FLOOR PLAN**** Boasting 2279+ square feet of gorgeous upgraded Fit and Finish design and décor that will appeal to the most discerning buyer. Immediately upon entering, you are invited into an open floor plan that exudes beauty. Seamlessly transitioning to the 4TH BEDROOM and FULL BATH, could easily be your Den/Home Office. The main floor plan opens up to showcase a stunning, oversized, Elegant White Quartz island framed by the same stunning quartz countertops around the perimeter. Boasting stunning Glacier White cabinets, stylish chrome hardware, soft-close drawers, and a beautiful full tile backsplash, the kitchen will check off all your boxes. Sleek stainless steel KitchenAid appliance package includes a 36" gas cooktop, built-in wall oven with convection microwave, French door refrigerator with water dispenser and ice maker, dishwasher with stainless steel interior and Broan power pack built-in hood fan with designer shroud. Complimenting the main floor, you will discover Divine Maestro Forte laminate flooring throughout, with 12x24 Divine Luxury Vinyl tile in the Main Bath, en suite, and laundry. To complete this outstanding main-floor area design, you will also find a cozy electric fireplace and a sliding glass patio door that will lead you out to your future backyard. The upper level features a centralized Bonus Room with a tray ceiling, along with three more sizeable bedrooms, with the primary suite offering a 5-piece 'spa-like' en suite. Dual vanities, oversized soaker tub, stand-alone shower, and a spacious walk-through closet to the 2nd-floor laundry for ease of access. Excellent design for the busy family. James Hardie board on the front exterior, along with the elevated

contemporary prairie elevation and EXTRA Fit & FINISH. Enjoy the DOUBLE FRONT ATTACHED GARAGE and CONVENIENT SIDE ENTRANCE. Wolf Willow is a highly sought-after community located in the Bow River Valley adjacent to the Blue Devil Golf Course. Breath-taking and inspiring with plans to include parks, schools and additional amenities, Wolf Willow offers 9km of pathways alone. Not to mention the abundance of trails surrounding the neighbourhood. A quiet retreat allowing you to enjoy nature's best while being close to the big city amenities and quick access to McLeod Trail and 22X. Welcome Home!