

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

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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
Type	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 Island, Open Floorplan, Quartz Countertops
Appliances	Convection Oven, Dishwasher, 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	2
Zoning	R-G
HOA Fees	75
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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