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

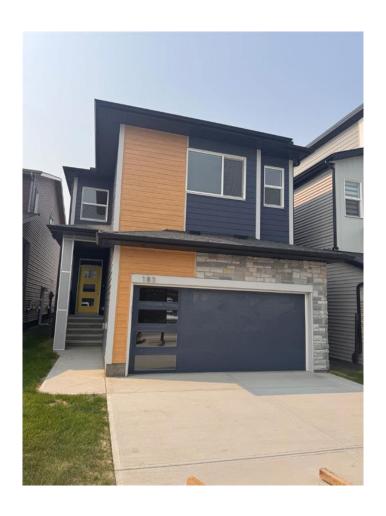
MLS® #A2231200

#### \$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.



# **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 Islar

Open Floorplan, Quartz Cour

Appliances Built-In Gas Range, Con

Refrigerator, Washer/Dryer

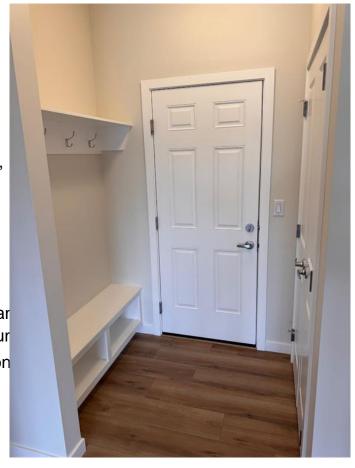
Heating Forced Air, Natural Gas

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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