

# \$745,000 - 192 Wolf River Drive Se, Calgary

MLS® #A2218048

**\$745,000**

3 Bedroom, 3.00 Bathroom, 2,256 sqft

Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Quick Possession! Live in beautiful and natural Wolf Willow! Close to the river and Fish Creek Park, this 2256 sf home is ready for your family to move right in and make it your own!

Upstairs has 3 bedrooms, each with its own walk in closet, a huge laundry room and a convenient bonus room. The primary ensuite is a 5pc well laid out space with dual vanities, soaker tub, separate shower and water closet. The main floor has a wide open feel, great for hosting with a beautifully finished kitchen, dining room with sliding doors to the 10x10 deck with gasline for BBQ, spacious living room with 50" electric fireplace and oak mantle, as well as a flex space for a home office, formal sitting/dining room or whatever you desire! The gourmet kitchen has upgraded quartz counter, white cabinets to the ceiling, apron front kitchen sink, luxurious champagne bronze faucet and handles and of course all stainless steel appliances including French door fridge (water/ice) and gas stove. Natural oak color plank floor throughout the main with ceramic tile in the mudroom, upper baths and laundry. Super cute built in bench and hooks in the mudroom for an organized drop zone as well as walk through pantry from the garage to the kitchen. The basement is well laid out and open for future development. Available for immediate possession, take a look today!

Built in 2025

## Essential Information



MLS® #	A2218048
Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,256
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	192 Wolf River Drive Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5J9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

## Exterior

Exterior Features	None
Lot Description	Back Yard, Gentle Sloping, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	109
Zoning	R-G

## Listing Details

Listing Office	Ally Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.