

# \$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        115  
Zoning                   R-G

**Listing Details**

Listing Office            Ally Realty

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