Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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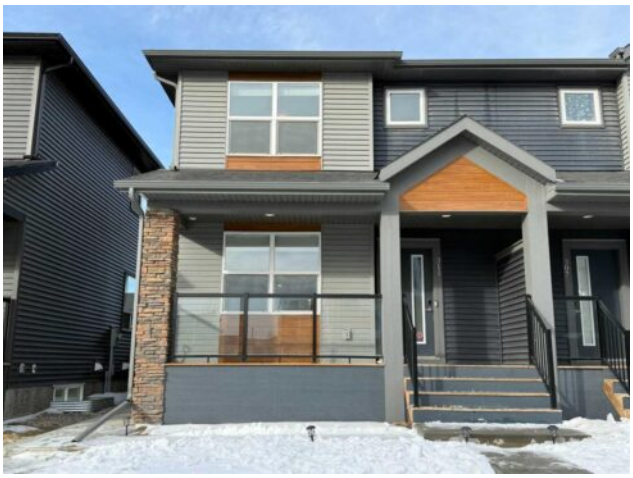
311 Wolf Creek Way SE
Calgary, Alberta

MLS # A2290796



$639,000

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,687 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Street L		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement Fridge, Stove, Dishwasher, washer and dryer

Welcome to this beautifully finished home in the growing community of Wolf Willow, offering thoughtful design, modern finishes, and the added benefit of a legal 1-bedroom basement suite with a tenant already in place for the next year — a fantastic mortgage helper from day one. From the moment you walk in, the home feels bright and open. The main floor open layout was designed to create a comfortable flow between the living room, dining area, and kitchen. The kitchen is well appointed with quartz countertops, stainless steel appliances, generous cabinetry, and a large central island, making it a great space for both everyday living and entertaining. Upstairs you'll find a spacious primary bedroom with walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, and a bonus room perfect for family movie nights or a home office. The convenience of upstairs laundry completes the upper level. The developed legal basement suite offers one bedroom, a full kitchen, living area, and flex room. With a tenant secured for the next year, this suite provides reliable income that can significantly offset your monthly mortgage. Outside, the home sits on a deep lot with a west-facing backyard and no neighbours directly behind, offering a level of privacy that is increasingly rare in newer communities. A double detached garage and central air conditioning add to the comfort and practicality of the home. The location is another major highlight. Blue Devil Golf Course is just two minutes away, while Fish Creek Park and the Bow River pathway system are only five minutes from your door, offering incredible access to nature, walking, and cycling. There is also a large off-leash dog park just down the street, making this an ideal area for pet owners. Wolf Willow continues to grow with new shops, services, and everyday amenities developing just minutes away, making

daily living easy while still enjoying the natural surroundings the community is known for. This is a rare opportunity to own a modern home with built-in income, strong future growth potential, and one of Calgary’s best access points to outdoor recreation.

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