

\$749,000 - 196 Wolf River Drive Se, Calgary

MLS® #A2259874

\$749,000

3 Bedroom, 3.00 Bathroom, 2,209 sqft
Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Built by Morrison Homes, this stunning Wolf Willow property has been thoughtfully designed with upgrades that elevate everyday living. The gourmet kitchen sets the tone with upgraded quartz countertops and soft white cabinets to the ceiling, creating a bright and elegant space to gather and entertain.

The home features plank flooring throughout the main floor, stairs, bonus room, and upper hallway, plus a striking 50" built-in electric fireplace with tile to the ceiling. Iron spindle railings add architectural charm, while sleek black plumbing fixtures, upgraded bathroom hardware, and custom tilework bring a modern edge. The ensuite is a true retreat with a two-sided glass, custom-tiled shower and tray ceiling details in both the master bedroom and bonus room.

With a 9' foundation, side entry, and full legal suite rough-in (with separate furnace), this home is built for flexibility and future value.

Set in the vibrant community of Wolf Willow, you'll enjoy scenic parks, playgrounds, a nearby golf course, and schools just minutes away. This Morrison-built home blends beauty, function, and lifestyle in one perfect package.

Built in 2025

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2259874 |
| Price | \$749,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,209 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 196 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 | Separate Entrance, Bathroom Rough-in |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, None, Unfinished |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Rectangular Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 24th, 2025 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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