

\$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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Unfinished, None

Exterior

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

Additional Information

Date Listed	September 24th, 2025
Days on Market	16
Zoning	R-G

Listing Details

Listing Office	Real Broker
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