



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

108 Wolf Creek Manor SE
Calgary, Alberta

MLS # A2216954



\$689,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Wolf Willow | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,682 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Zero Lot Line | | |

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|--------------------|---|-------------------|-----|
| Heating: | ENERGY STAR Qualified Equipment, Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water | | |

Inclusions: N/A

Welcome to this modern home built by Jayman, located in the Wolf Willow community of SE Calgary. This neighborhood offers plenty of outdoor activities, including hiking through Fish Creek Provincial Park, golfing, playgrounds, and scenic bike paths. This home features 4 bedrooms and 3.5 bathrooms. You'll be welcomed by an open-concept floor plan, with a spacious dining area seamlessly connected to the living room. The kitchen is equipped with a high-efficiency stainless steel fridge, a gas range with a convection oven, and a built-in microwave. A large walk-in pantry provides generous storage space. The undermount sink is set in a large island with a quartz countertop and stylish backsplash making cleanup easy and convenient. Upstairs, the primary bedroom includes a 3-pieces ensuite with a walk-in shower and a walk-in closet. Two additional bedrooms share a Jack-and-Jill style bathroom. The laundry room includes a stacked washer and dryer, with enough space to add a sink. The fully developed illegal basement with a separate entrance offers 1 bedroom, 1 den, 1 bathroom, a fully functional kitchen, and a separate laundry area-an excellent opportunity for rental income. Luxury vinyl plank flooring runs throughout the home. Additional features include 6 solar panels, a tankless water heater, an HRV (Heat Recovery Ventilator) for improved indoor air quality, and a high-efficiency furnace with a build-in humidifier.