



**GRASSROOTS**  
REALTY GROUP

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**119 Wolf Creek Manor SE**  
**Calgary, Alberta**

**MLS # A2223884**



**\$659,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 119 Wolf Creek Manor SE, a stunning two-storey home nestled in the vibrant and growing community of Wolf Willow. Known for its scenic river valley setting, abundant walking paths, and close-knit feel, Wolf Willow offers a perfect blend of nature and urban convenience—with quick access to the Bow River, Fish Creek Park, golf courses, shopping, and top-rated schools. Inside, you're greeted by a bright and spacious open-concept main floor, flooded with natural light. The living room impresses with soaring ceilings and a show stopping electric fireplace framed by a shiplap accent wall and barn wood mantle, creating a cozy yet stylish focal point. The gourmet kitchen is a chef's dream, featuring quartz countertops, ceiling-height cabinetry, a built-in microwave, and a generous walk-in pantry. The dining area at the rear of the home is ideal for entertaining, with ample space and sunlight for hosting memorable meals. A dedicated office space, a stylish powder room, and a well-designed mudroom with a built-in bench and pet wash station complete the main level—perfect for busy families, gardeners, or pet lovers. Step out to a beautifully landscaped, fully fenced backyard boasting a builder-finished double detached garage, concrete walkway, custom planter boxes, and a spacious deck for outdoor enjoyment. Upstairs, the serene primary suite is tucked away at the back of the home and features a walk-in closet and elegant four-piece ensuite. Two additional bedrooms, a modern four-piece bath, and a convenient laundry room round out the upper level, offering comfort and functionality for the whole family. The basement is already framed and ready for your personal touch—ideal for expanding your living space with a future fourth bedroom, additional bathroom, rec space, family room, or home gym. This is more than

just a home&mdash;it&rsquo;s a lifestyle in one of Calgary&rsquo;s newest and most exciting communities. Don&rsquo;t miss your chance to call it yours! See links for Uguide tour and listing video