



GRASSROOTS
REALTY GROUP

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379 Wolf Creek Manor SE
Calgary, Alberta

MLS # A2232157



\$575,000

Division:	Wolf Willow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV wall mount in basement rec room

One owner, better than new townhome in a choice location, backing onto a park in popular Wolf Willow. The 1,438 sqft, two-storey "Kingsley II" is one of Alliston's most popular plans featuring a single attached garage with direct access into the front entry, 9' ceilings and central air conditioning. The main floor has a spacious living room, open to the kitchen and dining nook. Gorgeous kitchen with a 4-stool, oversized island, full length cabinets, wall pantry, gas range, ice & water fridge, upgraded plumbing and lighting fixtures. Dining nook with full-size window to enjoy the view overlooking the park. Step out the sliding doors onto the private deck with gazebo for your morning coffee or evening BBQ. Convenient 12' bath completes the main floor. The upper level has a center bonus room with a skylight, the laundry closet, 4-piece bath, 2nd bedroom and spacious primary suite with a walk-in closet and 4-piece ensuite which includes a soaker tub and separate 5' shower closet. Wake up to the east exposure sunrise and sound of birds! The lower level was professionally developed by the builder with everything you need: family room, 3-piece bath, 3rd bedroom (with egress window), storage closet and mechanical room. Shows pride of ownership inside and out! No need to pay GST or renovate here! Property still under Alberta New Home Warranty. Smoke free home, pets are welcome. Owner moving out of province, 30 days possession negotiable. Great home! Great value!!