



**GRASSROOTS**  
REALTY GROUP

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**83 Wolf Creek Rise SE**  
**Calgary, Alberta**

**MLS # A2247575**



**\$840,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,289 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hot tub

Welcome home! This beautiful Jayman built home is in the heart of Wolf Willow. A vibrant Calgary community surrounded by nature yet minutes from everything. With quick access to Deerfoot, Stoney, and Macleod Trail, commuting is simple, while nearby schools, shopping in Seton and Shawnessy, and endless parks and pathways make everyday life easy and enjoyable. Living here means having Fish Creek Park and the Bow River just steps away, ready for weekend adventures. This home is the perfect blend of modern design and thoughtful detail. From the moment you walk in, it feels like a Showhome. The double waterfall island anchors a gourmet kitchen with sleek appliances and a hidden pantry that keeps everything tucked neatly away. The living room soars open to below, filling the home with sunshine, creating an airy, elegant feel that flows seamlessly to the backyard. The open view into the backyard means you'll never miss a moment while preparing meals. What a backyard it is! Fully fenced, complete with an oversized deck, pergola, permanent LED lighting, and a hot tub already waiting for you. It's the kind of space that makes hosting friends or winding down after a long day something you'll look forward to. The main level is complete with a powder room tucked away. Upstairs, you'll find a bonus room made for cozy nights in. The primary suite is a true retreat, offering a bright reading nook and an ensuite that feels like it was designed just for you. With double sinks and double walk in closets on opposite sides, a deep tub, and a beautiful shower, every detail is built for comfort and ease. Two additional bedrooms, a full bathroom and laundry room make this level perfect for family or guests. The lower level is wide open and ready for your creative touch, already laid out with flexibility for future development. Even the garage has been extended

by two feet to give you that much needed, extra space. With 6 solar panels, central air conditioning, and countless thoughtful details throughout, this home truly lacks nothing! What are you waiting for?