



GRASSROOTS
REALTY GROUP

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18 Wolf Creek Rise SE
Calgary, Alberta

MLS # A2261527



\$599,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,799 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning, upgraded Jayman Built home located on a quiet street in the desirable and family-friendly community of Wolf Willow, just a short walk from the Bow River pathway system, Fish Creek Park, and the Blue Devil Golf Course. Offering 1,790 sq ft of beautifully designed living space, this 3-bedroom, 2.5-bath home has been meticulously maintained and showcases thoughtful upgrades throughout, including elegant vinyl plank flooring, 9’ ceilings, designer lighting and custom-fit window coverings. The open-concept main floor welcomes you with a spacious front office, a bright and airy living room bathed in natural light, and a generous dining area perfect for entertaining. The show-stopping kitchen is truly the heart of the home, featuring navy blue and white ceiling-height shaker cabinets with upgraded hardware, sleek quartz countertops, a full-height textured white tile backsplash, a large eat-up island, stainless steel appliances, and a massive walk-in pantry. A mud room with access to the backyard and a stylish 2-piece bathroom complete the main floor. Upstairs, you'll find a large central bonus room ideal for a playroom or second living space, a stunning primary bedroom with a walk-in closet and a spa-inspired ensuite featuring an oversized tiled shower with bench seating and built-in cubbies, two more spacious bedrooms with built-in closets, a full 4-piece bathroom, and a convenient upper-floor laundry room with storage shelving. The full-height, undeveloped basement with 9’ ceilings offers endless potential for future development to suit your needs. Step outside to a professionally landscaped, fully fenced backyard featuring a beautiful stone patio, and an oversized rear parking pad, offering plenty of room to build your dream garage. This remarkable home sits in a nature-rich setting with quick access to parks, ponds, river paths, and

newly developed retail amenities, including a daycare, coffee shop, barber, liquor store, and one of Calgary’s newest off-leash dog parks. With easy access to Macleod Trail, Stoney Trail, and all major amenities in the surrounding communities, this home truly combines comfort, style, and an unbeatable location.