



GRASSROOTS
REALTY GROUP

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42 Wolf Creek Manor SE Calgary, Alberta

MLS # A2261581



\$645,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: TV Wall Mounts, Workbench in Garage

Welcome to Wolf Willow! This beautifully finished two-storey home with air conditioning has everything you've been looking for—4 bedrooms, 3.5 bathrooms, and a fully developed basement, all wrapped up in a layout that's as functional as it is stylish. The main floor is bright and open, with a cozy gas fireplace setting the tone in the living room. The dining space stands out with designer lighting and a feature wall—perfect for weeknight dinners or hosting friends. The kitchen is both practical and chic, with a central island, stainless steel range hood, modern backsplash, and a huge window that frames the landscaped backyard. From here, step out to your pergola-covered patio, an ideal spot for summer evenings or weekend coffee. Thoughtful touches like a walk-in pantry and mudroom off the back entry make daily life that much easier. Upstairs, the primary suite is your personal retreat, complete with a sleek 3-piece ensuite and glass walk-in shower. Two more bedrooms, a full bathroom, and an upstairs laundry room keep everything organized and convenient. The finished basement adds flexibility with a large rec room, fourth bedroom, and another full bath—perfect for teens, guests, or a home office. A detached double garage rounds out the property. And the location? Steps from river pathways, parks, and the beauty of the Bow Valley. You'll love having Fish Creek Provincial Park, Blue Devil Golf Course, and the Bow River so close, with quick access to Stoney Trail and Macleod Trail to get you anywhere in the city. This Wolf Willow home is the perfect mix of modern style, smart design, and a community that makes you feel at home.