



**315 Wolf Creek Way SE  
Calgary, Alberta**

**MLS # A2275367**

**\$630,000**



<b>Division:</b>	Wolf Willow	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b> 2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Landscaped	

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding

**Zoning:** R-Gm

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Kitchen Island

**Inclusions:** N/A

Designed and built by Shane Homes, this polished 4-bedroom, 3.5-bath residence offers over 2,400 sq ft of fully developed living space, blending contemporary finishes, smart-home comfort, and rare backyard seclusion in the heart of Wolf Willow. The main floor welcomes you with an open, airy feel highlighted by 9-foot ceilings, striking black-accented hardware, and a chef-inspired kitchen featuring premium appliances, streamlined cabinetry, and modern finishes—perfect for both entertaining and everyday living. The seamless layout creates a natural flow between the kitchen, dining, and living areas. The second level features three generously sized bedrooms and a flexible bonus room, ideal for a home office, playroom, or lounge. The primary retreat includes a walk-in closet and a sleek 3-piece ensuite, while a full 4-piece bathroom and a conveniently located upper-level laundry area add everyday functionality. The professionally finished, fully permitted basement expands the living space with a large fourth bedroom with its own walk-in closet, a modern 4-piece bathroom, and a spacious recreation area—perfect for guests, teenagers, or a dedicated media room. This home is thoughtfully equipped for year-round comfort with central air conditioning, a water softener, and integrated smart-home features. Outside, the fully fenced and landscaped backyard leads to a 20' x 24' detached garage complete with an 8' overhead door, insulation, 30-amp service, and an upgraded 60-amp line—ideal for EV charging or workshop use. Backing onto a permanently closed road and city-owned green space, this home enjoys exceptional backyard privacy rarely found in newer communities. Located minutes from the Bow River, Fish Creek Park, and expanding commercial amenities, this move-in-ready home delivers the perfect blend

of nature, convenience, and modern living. Schedule your private showing today and experience Wolf Willow at its finest.