



**362 Wolf Creek Manor SE
Calgary, Alberta**

MLS # A2206187



\$674,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Street		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
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, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Alexa Echo		

Welcome to this stunning Jayman BUILT home on a quiet street with a west-facing rear yard! This almost brand-new Wolf Willow home offers many upgraded features and was custom-built by the original owners with a modern décor color palette. Convenient Location - Steps away from Fish Creek Park, the ponds, parks, dog park, pathways, shopping, and transit, and situated on a quiet, family-friendly street. This family-approved home boasts style and taste throughout and is a winning design. A top-rated open floor plan with a double detached garage, front covered entry, large windows, and numerous architectural details allows for tons of natural light throughout. You will love the spacious chef's kitchen, featuring a dramatic island, lots of countertop space, upgraded stainless steel appliances, and a large dining nook. The Kitchen boasts shaker-style wood cabinetry, a window above the kitchen sink, and ample counter space for entertaining. Upstairs, you will find three bedrooms and a laundry room. The spacious primary bedroom features its own ensuite bathroom and walk-in closet. Other upgrades include 9' main floor ceilings, an oversized professionally built 2-car garage, a sizeable rear wood patio, luxury vinyl floors, and a concrete front walkway. **BONUS:** The basement is unspoiled, allowing you to tailor it to your specific plans. Plus, smart home technology, featuring 6 solar panels, a Navien tankless hot water heater, generously sized bedrooms with large triple-pane windows, future radon basement piping rough-in, upgraded plumbing, lighting, and electrical fixtures. To complete this home, the exterior elevation features a large covered front entry, wood detailing, and a grassy front yard for easy maintenance. Other bonus upgrades include exterior wood fencing, a rear lane steps from a park. Check it out and compare! It is a

stunning home in an outstanding area. Call your friendly REALTOR(R) to book your viewing.