

37 Wolf Creek Manor SE
Calgary, Alberta

MLS # A2252697

\$544,900

Division:	Wolf Willow		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,520 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Large book case, Patio dish set (unbreakable), Wicker stand, 2 white wicker chairs, two-person lounge chair, wicker coffee table, side table, patio water proof storage bin, winter heavy furniture plastic cover, 2 tarps and tarp clips for extra coverage, 4 umbrella stand weights, large umbrella and umbrella stand, new storage shed (2025), Hammock, BBQ and tools, 2 hoses (front and back)

Welcome to this stunning no condo fees townhome built in 2020, offering modern finishes, comfort, and convenience. The bright and open main floor features a stylish kitchen with quartz countertops and stainless steel appliances, seamlessly connected to the living room and walkout to a private deck and backyard oasis that backs onto green space and a park. Upstairs, the primary suite includes a walk-in closet and a private 3-piece en suite with a sliding glass shower door. A spacious second bedroom, full 4-piece bath, and the convenience of an upper-level laundry room complete this floor. The fully finished basement expands your living space with a 3rd bedroom and another 4-piece bath, perfect for family or guests. With an attached garage, thoughtful upgrades like air-conditioning and a serene setting in a growing community surrounded by trails and nature, this townhome is move-in ready and designed for modern living. Don't miss your chance to call it home!