

362 Wolf Creek Manor SE  
Calgary, Alberta

MLS # A2259550

\$635,000

|           |                                                                            |        |                  |
|-----------|----------------------------------------------------------------------------|--------|------------------|
| Division: | Wolf Willow                                                                |        |                  |
| Type:     | Residential/House                                                          |        |                  |
| Style:    | 2 Storey                                                                   |        |                  |
| Size:     | 1,447 sq.ft.                                                               | Age:   | 2021 (4 yrs old) |
| Beds:     | 3                                                                          | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Detached                                                     |        |                  |
| Lot Size: | 0.06 Acre                                                                  |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting |        |                  |

|             |                                                                                                                                                                                                                                         |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | High Efficiency, Forced Air                                                                                                                                                                                                             | 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:   | Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                                                                                                                                     |            |        |

Nestled along the Bow River Valley, Wolf Willow is one of Calgary's most beautiful and desirable communities. This lovely detached home offers 3 bedrooms, 2 and a half bathrooms, and a thoughtfully designed layout. The main level features beautiful light coloured flooring that pairs perfectly with the striking blue cabinets. The open floorpan gives a modern, yet inviting feel. Enjoy the convenience of a deck, fully fenced yard, and garage already built, just move in and make it yours. Smart home technology with 6 solar panels, a tankless hot water heater, and a panel for EV charging in the garage. With immediate possession available, this affordable gem won't last long. Vacant and ready for its new owners!