



GRASSROOTS
REALTY GROUP

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108 Wolf Creek Manor SE
Calgary, Alberta

MLS # A2313940



\$639,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water		

Inclusions: Solar Panel, Mini fridge.

Welcome to this stunning and exceptionally maintained home offering over 1,681 SQFT of thoughtfully designed living space in an unbeatable location! Featuring 4 spacious bedrooms and 3.5 bathrooms, this beautiful property is perfect for growing families, multi-generational living. Six solar panel is help to improved utility bills. The bright and modern open-concept main floor showcases stylish finishes, a functional layout, and an abundance of natural light throughout. Upstairs, you'll find generously sized bedrooms including a spacious primary retreat complete with its own private ensuite. The fully developed lower level features a separate entrance, separate kitchen, and separate laundry, making it ideal for extended family, guests. Step outside and enjoy the low-maintenance backyard, perfect for relaxing, entertaining, or enjoying summer evenings without the hassle of extensive upkeep. The oversized garage offers ample room for vehicles, storage, tools, and all your outdoor gear. Located just steps away from the Bow River, Fish Creek Provincial Park, scenic bike paths, and dog parks, this home is a dream for outdoor enthusiasts and active families alike. Surrounded by schools, shopping, transit, restaurants, and everyday amenities, this property offers the perfect blend of lifestyle, comfort, and convenience. Don't miss this incredible opportunity, call your favorite agent to view this home.