



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

MLS # A2318965



\$634,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,539 sq.ft.	Age:	2021 (5 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, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None.		

OPEN HOUSE SUNDAY, JUNE 14TH FROM 1-4 PM. Beautifully maintained 3-bedroom home with more than 1,500 sq. ft. of developed living space, ideally located just blocks from the Bow River pathways and Blue Devil Golf Club in the family-friendly community of Wolf Willow. The bright, open main floor features hardwood flooring, high ceilings, a spacious living room, and a dining area with a stylish light fixture. The kitchen is well appointed with quartz countertops, an island with eating bar, dark contrasting cabinetry, stainless steel appliances, and a walk-in pantry hidden behind a barn door. A 2-piece powder room completes the main level. Upstairs, you'll find 3 bedrooms, a 4-piece bathroom, and a convenient laundry room. The primary bedroom includes a striking feature wall, walk-in closet, and private 3-piece ensuite. The undeveloped basement offers more than 750 additional sq. ft. for future living space. Additional highlights include central air conditioning, a sunny west-facing backyard, and a covered deck ideal for relaxing or entertaining outdoors. A double detached garage adds easy parking. This home is close to the Bow River pathways, Blue Devil Golf Club, schools, shopping, public transit, and offers quick access to Macleod Trail, Deerfoot Trail, and Stoney Trail.