



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2322598**



**\$600,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Wolf Willow                                  |               |                  |
| <b>Type:</b>     | Residential/House                            |               |                  |
| <b>Style:</b>    | 2 Storey                                     |               |                  |
| <b>Size:</b>     | 1,530 sq.ft.                                 | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street                                   |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Quartz Counters |                   |     |

**Inclusions:** n/a

Welcome to this beautifully curated, move-in-ready masterpiece built brand-new just five years ago by the award-winning Morrison Homes. Meticulously cared for by its original owners, this immaculate single-family home is elevating the traditional starter home into a high-end, custom sanctuary wrapped in a sophisticated gray exterior. Step inside to an open-concept main floor defined by a showstopping chef’s kitchen, which serves as the home’s crown jewel with its elegant gray-beige perimeter cabinets stretching to the ceiling, custom sliding barn door pantry, and a massive, custom two-tone central island loaded with soft-close drawers. Fully equipped for culinary enthusiasts, the kitchen features a luxury silgranite sink, a high-end gas stove, and a hidden 220V outlet for easy future conversion to electric or induction and tile to the ceiling for a dramatic look. The main level also boasts a designer powder room upgraded with sleek black fixtures. Head upstairs on upgraded, ultra-plush carpeting to find an extra-wide hallway layout with custom open storage alcoves and a dedicated laundry room outfitted with a premium washer and dryer set, custom countertops, and built-in shelving. The upper level hosts three bedrooms, including a spacious primary retreat featuring an ensuite upgraded with extra-thick custom shower glass, and a flexible spare bedroom that has been seamlessly transitioned to hard-surface flooring. Outside, the backyard is an absolute dream for anyone seeking an ultra-low-maintenance lifestyle, featuring a custom ground-level deck, a handy storage shed, a rear gravel parking pad, and a completely grass-free, gravel-covered yard that is incredibly pet-friendly. Finally, the framed lower level offers an exceptional opportunity to build immediate equity, completely wired with multiple outlets alongside existing rough-ins for a future

bathroom, bedroom, and family room. The location is fantastic, close to the shops in both Walden and Legacy, a short walk to Blue Devil Golf Course and easy access to Fish Creek Park, the Bow River, walking paths and a great dog park.