



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2348820**



**\$625,000**

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                                              |               |                  |
| <b>Type:</b>     | Residential/House                                        |               |                  |
| <b>Style:</b>    | Bungalow                                                 |               |                  |
| <b>Size:</b>     | 988 sq.ft.                                               | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 3                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                   |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Level, Private |               |                  |

|                    |                                    |                   |     |
|--------------------|------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, 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>   | Metal Siding , Stone, Vinyl Siding | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -   |

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

3-BED | 2.5 BATH | BUNGALOW | In virtually brand-new condition, this beautifully finished bungalow offers the feel of a new home without the wait. Vaulted ceilings, oversized windows and a skylight fill the main living area with natural light. The bright white kitchen features quartz countertops, stainless steel appliances, extensive cabinetry and a substantial island with seating. The main-floor primary bedroom includes a spacious walk-in closet and ensuite with dual sinks, a soaker tub and separate shower. Downstairs, the fully developed lower level adds a generous recreation room, two bedrooms and a full bathroom, providing excellent space for family, guests or a home office. Outside, enjoy a private patio, mature landscaping and a low-maintenance setting, with a detached garage just steps away. Located in Wolf Willow, one of southeast Calgary's most exciting newer communities, residents enjoy exceptional access to the Bow River, Fish Creek Provincial Park, kilometres of pathways, parks and playgrounds, nearby Blue Devil Golf Club and convenient amenities at Wolf Willow Crossing. Well kept and still feeling new, this is an outstanding opportunity to enjoy bungalow living in a community built around recreation and the outdoors. Book your private showing today.