

## 362 Wolf Creek Manor SE Calgary, Alberta

**MLS # A2259550**



**\$635,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2021 (4 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, Landscaped, Lawn, Level, Street Lighting		
<b>Heating:</b>	High Efficiency, Forced Air		<b>Water:</b> Public
<b>Floors:</b>	Carpet, Vinyl Plank		<b>Sewer:</b> -
<b>Roof:</b>	Asphalt Shingle		<b>Condo Fee:</b> -
<b>Basement:</b>	Full, Unfinished		<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>	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)		
<b>Inclusions:</b>	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!