

315 Wolf Creek Way SE
Calgary, Alberta

MLS # A2275367



\$624,000

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| Division: | Wolf Willow | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,616 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

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|--------------------|-------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island | | |

Inclusions: N/A

Designed and built by Shane Homes, this polished 4-bedroom, 3.5-bath residence offers over 2,400 sq ft of fully developed living space, blending contemporary finishes, smart-home comfort, and rare backyard seclusion in the heart of Wolf Willow. The main floor welcomes you with an open, airy feel highlighted by 9-foot ceilings, striking black-accented hardware, and a chef-inspired kitchen featuring premium appliances, streamlined cabinetry, and modern finishes—perfect for both entertaining and everyday living. The seamless layout creates a natural flow between the kitchen, dining, and living areas. The second level features three generously sized bedrooms and a flexible bonus room, ideal for a home office, playroom, or lounge. The primary retreat includes a walk-in closet and a sleek 3-piece ensuite, while a full 4-piece bathroom and a conveniently located upper-level laundry area add everyday functionality. The professionally finished, fully permitted basement expands the living space with a large fourth bedroom with its own walk-in closet, a modern 4-piece bathroom, and a spacious recreation area—perfect for guests, teenagers, or a dedicated media room. This home is thoughtfully equipped for year-round comfort with central air conditioning, a water softener, and integrated smart-home features. Outside, the fully fenced and landscaped backyard leads to a 20' x 24' detached garage complete with an 8' overhead door, insulation, 30-amp service, and an upgraded 60-amp line—ideal for EV charging or workshop use. Backing onto a permanently closed road and city-owned green space, this home enjoys exceptional backyard privacy rarely found in newer communities. Located minutes from the Bow River, Fish Creek Park, and expanding commercial amenities, this move-in-ready home delivers the perfect blend

of nature, convenience, and modern living. Schedule your private showing today and experience Wolf Willow at its finest.