

108 Wolf Creek Manor SE
Calgary, Alberta

MLS # A2216954



\$689,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape, Zero Lot Line		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: N/A

Welcome to this modern home built by Jayman, located in the Wolf Willow community of SE Calgary. This neighborhood offers plenty of outdoor activities, including hiking through Fish Creek Provincial Park, golfing, playgrounds, and scenic bike paths. This home features 4 bedrooms and 3.5 bathrooms. You'll be welcomed by an open-concept floor plan, with a spacious dining area seamlessly connected to the living room. The kitchen is equipped with a high-efficiency stainless steel fridge, a gas range with a convection oven, and a built-in microwave. A large walk-in pantry provides generous storage space. The undermount sink is set in a large island with a quartz countertop and stylish backsplash making cleanup easy and convenient. Upstairs, the primary bedroom includes a 3-pieces ensuite with a walk-in shower and a walk-in closet. Two additional bedrooms share a Jack-and-Jill style bathroom. The laundry room includes a stacked washer and dryer, with enough space to add a sink. The fully developed illegal basement with a separate entrance offers 1 bedroom, 1 den, 1 bathroom, a fully functional kitchen, and a separate laundry area-an excellent opportunity for rental income. Luxury vinyl plank flooring runs throughout the home. Additional features include 6 solar panels, a tankless water heater, an HRV (Heat Recovery Ventilator) for improved indoor air quality, and a high-efficiency furnace with a build-in humidifier.