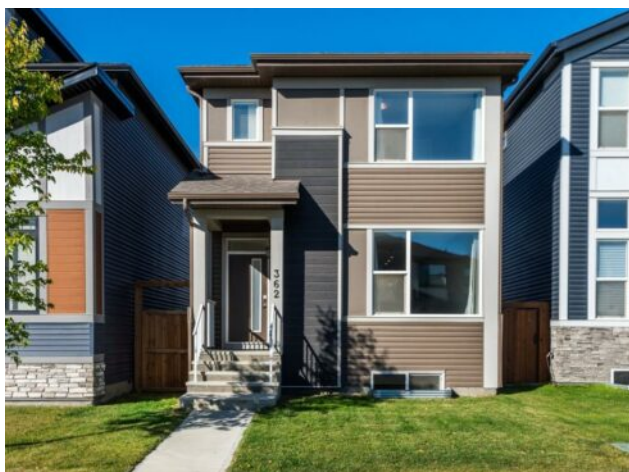


362 Wolf Creek Manor SE Calgary, Alberta

MLS # A2259550



\$635,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: 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)

Inclusions: 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 floorplan 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!