

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

MLS # A2276875

\$599,900



Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	6 Solar Panels		

Exquisite Design Meets Sustainable Living – Prepare to be impressed by this family-approved home, in the innovative and vibrant community of Wolf Willow; located adjacent to the Bow River, Blue Devil Golf Course, and Fish Creek Park. With future schools, a dog park, a daycare, health care, a convenience store, playgrounds, and community gardens, this thoughtfully planned development promotes a lifestyle focused on connection, sustainability, and beauty. This highly sought-after Jayman BUILT "CRUZ 20" model offers exceptional craftsmanship and a unique open-concept layout tailored for today's discerning buyers. Not a typical cookie-cutter home! At the heart of the home is an elevated GOURMET kitchen, complete with a large center island and flush eating bar, butler's pantry & cafe bar, sleek stainless steel appliances including a high-end French Door refrigerator and internal ice maker, upgraded gas cooktop range, built-in Panasonic microwave with trim kit, and a designer hood fan. The kitchen flows effortlessly into a spacious dining area, all of which overlooks a stunning Great Room featuring soaring 9-foot ceilings and abundant natural light from a series of unique windows. A versatile front flex room and 1/2 bath complete the main floor, offering options for a home office. Upstairs, discover three spacious bedrooms, including a luxurious Primary Suite with a walk-in closet and a 3-piece ensuite featuring an oversized tiled shower. Convenient second-floor laundry with upgraded washer + dryer, custom window blinds in the bedrooms, and an additional full bath enhance everyday functionality. The lower level includes high ceilings, a finished bedroom with its own 4-piece bathroom, plus another 500 SF ready for your future development plans. Outside, enjoy the added value of a more expansive yard, rear gravel parking stalls, Faux grass, a deck with a

gas BBQ line, GEMSTONE eave lighting, and a prime interior location. Premium Jayman BUILT Features Include: Kasa light switches, 6 Solar Panels, BuiltGreen Canada Certified with EnerGuide Rating, Navien Tankless Hot Water Heater, High-Efficiency Furnace with MERV 13 Filters & HRV, Triple-Pane Windows, Quartz Countertops throughout, Smart Home Technology Solutions. Call your friendly REALTOR(R) to book a viewing!