

42 Wolf Creek Manor SE  
Calgary, Alberta

MLS # A2242829



# \$695,000

|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                                 |               |                  |
| <b>Type:</b>     | Residential/House                           |               |                  |
| <b>Style:</b>    | 2 Storey                                    |               |                  |
| <b>Size:</b>     | 1,512 sq.ft.                                | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                                           | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Rear Drive          |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Rectangular Lot |               |                  |

|                    |                                                                                                                    |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                     | <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>   | Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage |                   |     |

**Inclusions:** TV Wall Mounts, Workbench in Garage

Welcome to this beautifully finished two-storey air-conditioned home in the vibrant community of Wolf Willow. With 4 bedrooms, 3.5 bathrooms, and a fully developed basement, this home is thoughtfully designed for both everyday living and effortless entertaining. The main floor features a bright, open layout with a cozy living room centered around a gas fireplace. A separated dining area brings extra style with feature wallpaper and designer lighting—the perfect setting for everything from weekday dinners to special gatherings. The kitchen delivers both function and flair with a central island, stylish backsplash, stainless steel range hood, massive window, and a sink overlooking the landscaped backyard. A pergola-covered patio invites you to relax or host outdoors. You'll also appreciate the pantry for extra storage and the mud room off the back entry—adding smart convenience to your daily routine. Upstairs, you'll find three spacious bedrooms, including a bright primary suite with a sleek 3-piece ensuite featuring a glass walk-in shower. A full 4-piece bathroom serves the additional bedrooms, and an upper-level laundry room keeps everything where it should be—easy and efficient. The fully finished basement offers even more flexibility, with a generous rec room, fourth bedroom, and full bathroom—ideal for guests, teens, or a quiet home office setup. A detached double garage completes the home, while the location puts you just steps from river pathways, parks, and the natural beauty of the Bow Valley. Bordering Fish Creek Provincial Park, Blue Devil Golf Course, and the Bow River, this community offers unparalleled access to nature and outdoor recreation. Plus, enjoy quick access to Stoney Trail and Macleod Trail, making it easy to get anywhere in the city. With its smart layout, stylish finishes, and family-friendly

community vibe, this Wolf Willow home checks all the boxes.