

# \$689,900 - 108 Wolf Creek Manor Se, Calgary

MLS® #A2216954

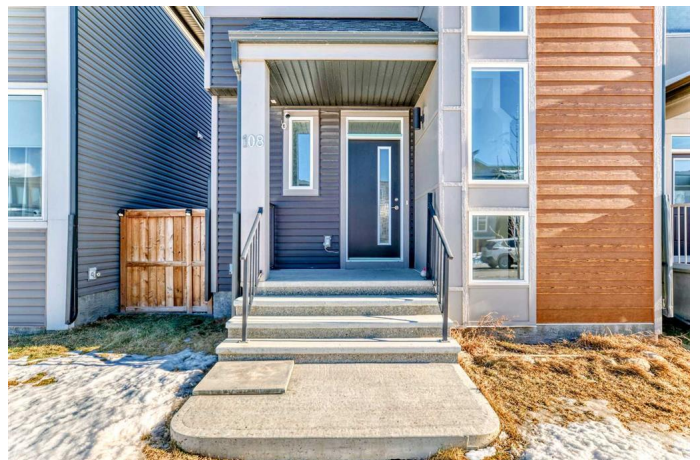
**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,682 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

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.



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216954    |
| Price          | \$689,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,682       |
| Acres          | 0.06        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 108 Wolf Creek Manor Se |
| Subdivision | Wolf Willow             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4A1                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water              |
| Appliances        | Gas Range, Humidifier, Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, ENERGY STAR Qualified Equipment  |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard           |
| Lot Description   | Low Maintenance Landscape, Zero Lot Line |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | R-G           |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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