

# \$575,000 - 379 Wolf Creek Manor Se, Calgary

MLS® #A2232157

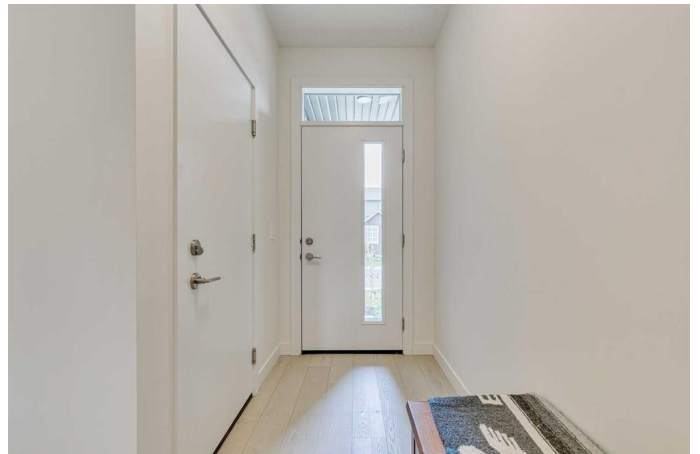
**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,438 sqft  
Residential on 0.04 Acres

Wolf Willow, Calgary, Alberta

One owner, better than new townhome in a choice location, backing onto a park in popular Wolf Willow. The 1,438 sqft, two-storey "Kingsley II" is one of Alliston's most popular plans featuring a single attached garage with direct access into the front entry, 9' ceilings and central air conditioning.

The main floor has a spacious living room, open to the kitchen and dining nook. Gorgeous kitchen with a 4-stool, oversized island, full length cabinets, wall pantry, gas range, ice & water fridge, upgraded plumbing and lighting fixtures. Dining nook with full-size window to enjoy the view overlooking the park. Step out the sliding doors onto the private deck with gazebo for your morning coffee or evening BBQ. Convenient 1/2 bath completes the main floor. The upper level has a center bonus room with a skylight, the laundry closet, 4-piece bath, 2nd bedroom and spacious primary suite with a walk-in closet and 4-piece ensuite which includes a soaker tub and separate 5' shower closet. Wake up to the east exposure sunrise and sound of birds! The lower level was professionally developed by the builder with everything you need: family room, 3-piece bath, 3rd bedroom (with egress window), storage closet and mechanical room. Shows pride of ownership inside and out! No need to pay GST or renovate here! Property still under Alberta New Home Warranty. Smoke free home, pets are welcome. Owner moving out of province, 30 days possession negotiable. Great home! Great value!!



Built in 2022

## Essential Information

MLS® #	A2232157
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,438
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	379 Wolf Creek Manor Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4V5

## Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	28
Zoning	R-Gm

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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