

# \$585,000 - 379 Wolf Creek Manor Se, Calgary

MLS® #A2223307

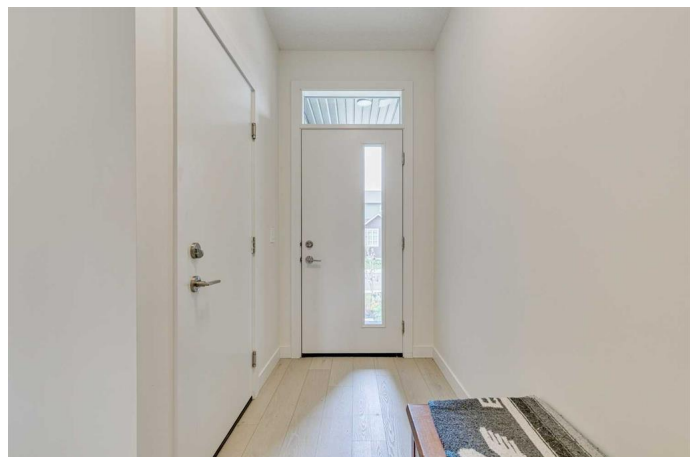
**\$585,000**

3 Bedroom, 4.00 Bathroom, 1,438 sqft

Residential on 0.04 Acres

Wolf Willow, Calgary, Alberta

NO CONDO FEES! 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 1½ 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! Smoke free home, pets are welcome. Owner moving out of province, 60 days possession negotiable. Great home! Great value!!



Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2223307      |
| Price          | \$585,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,438         |
| Acres          | 0.04          |
| Year Built     | 2023          |
| 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    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | R-Gm           |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.