

# \$609,900 - 22 Wolf Creek Manor Se, Calgary

MLS® #A2258731

**\$609,900**

4 Bedroom, 4.00 Bathroom, 1,661 sqft

Residential on 0.07 Acres

Wolf Willow, Calgary, Alberta

Exquisite Design Meets Sustainable Living â€

Prepare to be impressed by this family-approved home, in the innovative and vibrant community of Wolf Willowâ€”located adjacent to the Bow River, Blue Devil Golf Course, and Fish Creek Park. With future schools, dog park, daycare, health care, 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 todayâ€™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 icemaker, 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



## 22 WOLF CREEK MANOR SE

REGA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 844.75 Sq Ft / 78.48 m<sup>2</sup>

UPPER LEVEL (AG) - 815.77 Sq Ft / 75.78 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1660.52 Sq Ft / 154.26 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 347.75 Sq Ft / 32.30 m<sup>2</sup>

BASEMENT UNDEVELOPED AREA (BG) - 497.00 Sq Ft / 46.17 m<sup>2</sup>

TOTAL AG/BG AREA - 2505.27 Sq Ft / 232.73 m<sup>2</sup>



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 wider yard, rear gravel parking stalls, Faux grass, a deck with BBQ gas 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!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258731    |
| Price          | \$609,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,661       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 22 Wolf Creek Manor Se |
| Subdivision | Wolf Willow            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 3Z8 |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Park                |
| Parking Spaces | 2                   |
| Parking        | Alley Access, Stall |



### Interior

|                   |                                                                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Chandelier, Dry Bar, Low Flow Plumbing Fixtures, Smart Home, Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Stove                                                                                                                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                           |
| Fireplaces        | Electric, Decorative                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                                         |
| Basement          | Full                                                                                                                                                                                                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting, Rain Gutters          |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-G                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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