

# \$635,000 - 362 Wolf Creek Manor Se, Calgary

MLS® #A2259550

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.06 Acres

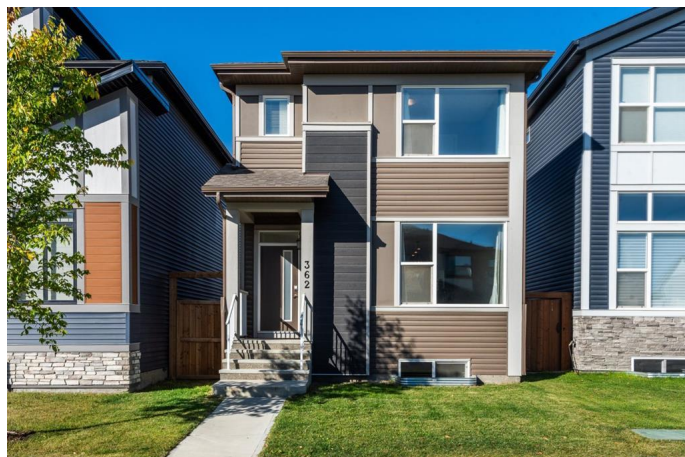
Wolf Willow, Calgary, Alberta

Nestled along the Bow River Valley, Wolf Willow is one of Calgary's most beautiful and desirable communities. This lovely detached home offers 3 bedrooms, 2 and a half bathrooms, and a thoughtfully designed layout. The main level features beautiful light coloured flooring that pairs perfectly with the striking blue cabinets. The open floorpan gives a modern, yet inviting feel. Enjoy the convenience of a deck, fully fenced yard, and garage already built, just move in and make it yours. Smart home technology with 6 solar panels, a tankless hot water heater, and a panel for EV charging in the garage. With immediate possession available, this affordable gem won't last long. Vacant and ready for its new owners!

Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259550    |
| Price          | \$635,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,447       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 362 Wolf Creek Manor Se |
| Subdivision | Wolf Willow             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X4V5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                         |
| Heating           | High Efficiency, Forced Air                                                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 23                   |

Zoning                      R-G

**Listing Details**

Listing Office              CIR Realty

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