



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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37 Wolf Creek Manor SE  
Calgary, Alberta

MLS # A2252697



\$544,900

|             |                                |            |      |
|-------------|--------------------------------|------------|------|
| Heating:    | Forced Air                     | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                | Condo Fee: | -    |
| Basement:   | Finished, Full                 | LLD:       | -    |
| Exterior:   | Cement Fiber Board, Concrete   | Zoning:    | R-Gm |
| Foundation: | Poured Concrete                | Utilities: | -    |
| Features:   | Kitchen Island, Open Floorplan |            |      |

**Inclusions:** Large book case, Patio dish set (unbreakable), Wicker stand, 2 white wicker chairs, two-person lounge chair, wicker coffee table, side table, patio water proof storage bin, winter heavy furniture plastic cover, 2 tarps and tarp clips for extra coverage, 4 umbrella stand weights, large umbrella and umbrella stand, new storage shed (2025), Hammock, BBQ and tools, 2 hoses (front and back)

Welcome to this stunning no condo fees townhome built in 2020, offering modern finishes, comfort, and convenience. The bright and open main floor features a stylish kitchen with quartz countertops and stainless steel appliances, seamlessly connected to the living room and walkout to a private deck and backyard oasis that backs onto green space and a park. Upstairs, the primary suite includes a walk-in closet and a private 3-piece en suite with a sliding glass shower door. A spacious second bedroom, full 4-piece bath, and the convenience of an upper-level laundry room complete this floor. The fully finished basement expands your living space with a 3rd bedroom and another 4-piece bath, perfect for family or guests. With an attached garage, thoughtful upgrades like air-conditioning and a serene setting in a growing community surrounded by trails and nature, this townhome is move-in ready and designed for modern living. Don't miss your chance to call it home!