

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

MLS® #A2258731

\$609,900

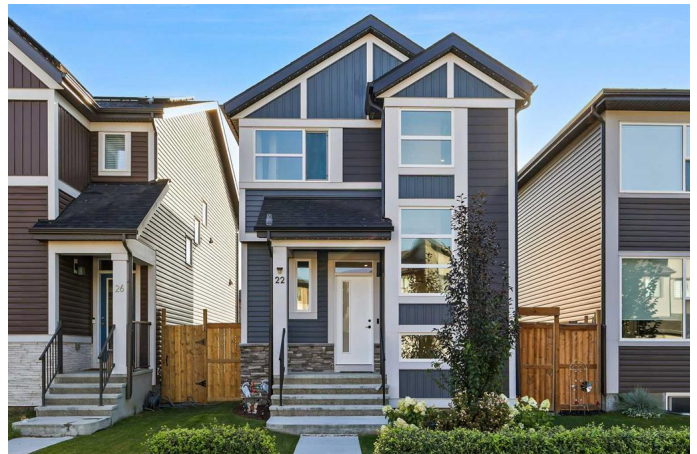
4 Bedroom, 4.00 Bathroom, 1,661 sqft

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 m²

UPPER LEVEL (AG) - 815.77 Sq Ft / 75.78 m²

TOTAL ABOVE GRADE RMS SIZE - 1660.52 Sq Ft / 154.26 m²

BASEMENT DEVELOPED AREA (BG) - 347.75 Sq Ft / 32.30 m²

BASEMENT UNDEVELOPED AREA (BG) - 497.00 Sq Ft / 46.17 m²

TOTAL AG/BG AREA - 2505.27 Sq Ft / 232.73 m²



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	50
Zoning	R-G

Listing Details

Listing Office	Jayman Realty Inc.
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