

# \$751,900 - 102 Wolf Creek Rise Se, Calgary

MLS® #A2190163

**\$751,900**

3 Bedroom, 4.00 Bathroom, 1,659 sqft

Residential on 0.07 Acres

Wolf Willow, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. \* NET ZERO HOME \* QUANTUM PERFORMANCE ULTRA E-HOME \* VERIFIED Jayman BUILT Show Home! \*\* Great & rare real estate investment opportunity \*\* Start earning money right away \*\* Jayman BUILT will pay you to use this home as their full-time show home \*\*

PROFESSIONALLY DECORATED with all of the bells and whistles. **\*\*BEAUTIFUL SHOW HOME\*\*FULLY FINISHED\*\***Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "ERICA" SHOW HOME located in the brand new community of WOLF WILLOW. A soon-to-be lovely neighborhood with great amenities welcomes you into 1600+sqft of craftsmanship & design, offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, POLAIRE QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances adjacent to Dining Area that flows nicely into the spacious sunken Great Room complimented by a gorgeous feature fireplace. Luxury Vinyl graces the Main floor, and stunning flooring in all Baths & laundry. The



2nd level boasts 3 bedrooms, convenient laundry & and a Primary bedroom offering a PRIVATE EN SUITE with dual vanities, a spacious shower & and a Walk-in Closet. The FULLY FINISHED BASEMENT offers a FULL BATH, A DEN, AND A HUGE REC ROOM WITH WET BAR- JUST GORGEOUS! Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Jayman's Quantum performance Inclusions: 32 Solar Panels achieving Net Zero Certification, a Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, and an Ultraviolet Air Purification System with Merv 15 Filter. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMACE ULTRA E-HOME! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!

Built in 2022

### Essential Information

MLS® #	A2190163
Price	\$751,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,659
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	102 Wolf Creek Rise Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0M7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s), Double Vanity, Low Flow Plumbing Fixtures, Pantry, Smart Home, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Bar Fridge, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 25th, 2025
Days on Market	207

Zoning

R-G

## **Listing Details**

Listing Office

Jayman Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.