



THE
A-TEAM

**RE/MAX
FIRST**

102 WOLF CREEK Rise, Calgary T2X 0M7

MLS® #: **A2104881**

Area: **Wolf Willow**

Listing Date: **01/31/24**

List Price: **\$884,900**

Status: **Active**

County: **Calgary**

Change: **+\$40k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,658**

Low Sqft:

Ttl Sqft: **1,658**

Lot Information

Lot Sz Ar: **3,261 sqft**

Lot Shape:

DOM

109

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot,Level

Alley Access,Double Garage Detached,Enclosed,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**

Flooring:

Carpet,Vinyl

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Stone Counters,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`6" x 10`3"	Dining Room	Main	12`10" x 10`0"
Living Room	Main	12`10" x 15`11"	Bedroom - Primary	Upper	12`7" x 13`7"
Bedroom	Upper	9`0" x 11`11"	Bedroom	Upper	9`0" x 11`4"
Laundry	Upper	4`4" x 3`8"	Game Room	Basement	17`4" x 11`6"
Den	Basement	11`10" x 11`1"	2pc Bathroom	Main	6`3" x 5`4"

4pc Ensuite bath Walk-In Closet	Upper Upper	11`9" x 6`6" 7`3" x 5`4"	4pc Bathroom 4pc Bathroom Legal/Tax/Financial	Upper Basement	6`6" x 9`4" 9`6" x 5`5"
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Title: Fee Simple	Zoning: R-G	
Legal Desc:	2210842	Remarks

Pub Rmks:	<p>* 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 \$3928 per month 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! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.</p>
Inclusions:	N/A
Property Listed By:	Jayman Realty Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





