



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: **\$814,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 24-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,261 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,658**  
 Low Sqft:  
 Ttl Sqft: **1,658**

DOM

**325**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Level**  
 Park Feat: **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>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 15`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`7" x 13`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 11`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 11`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`4" x 3`8"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`4" x 11`6"</b>
<b>Den</b>	<b>Basement</b>	<b>11`10" x 11`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`3" x 5`4"</b>

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"

Title:  
**Fee Simple**  
Legal Desc:

**2210842**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**\* 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! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.**

Inclusions:  
Property Listed By:

**N/A**  
**Jayman Realty Inc.**

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





