

# \$765,000 - 73 Wolf Hollow Manor Se, Calgary

MLS® #A2192139

**\$765,000**

4 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0.10 Acres

Wolf Willow, Calgary, Alberta

\*\*\*WELCOME HOME!\*\*\* This Elegant Family Home is all about LOCATION, LOCATION, LOCATION! Quietly nestled on a Large PIE LOT in the Highly Coveted & Scenic Community of Wolf Willow & JUST STEPS TO FISH CREEK PARK & THE BOW RIVER! Boasting more than 2600ft over 3 levels, the main floor showcases a Contemporary Design with Rich Luxury Vinyl Plank, 9â€™™ Ceilings & a Beautifully designed OPEN CONCEPT layout with an abundance of NATURAL Light streaming throughout. This Exquisite HOME is truly made for ENTERTAINING & Everyday Living, from the GOURMET CHEF'S KITCHEN featuring STONE Counters, Extended Height Cabinetry, UPGRADED Finishings, Walk-In PANTRY & Oversized CENTRAL ISLAND with Eat-Up Bar to the adjoining Dining Room & SPACIOUS Living Room with TV Feature Wall. Completing this level is a Powder Room & Large Mudroom with built-in features. Heading upstairs, your Private Expansive Master Retreat features a Large WALK-IN Closet & Full ENSUITE with Custom WALK-IN Shower & Bench. Rounding off this level are 3 MORE generously sized BEDROOMS (4 Total + DEN/OFFICE), another FULL Bath & BONUS Area! Step outside into your EXPANSIVE Sun Drenched South West Facing Backyard where you can sit back, relax & catch some sunshine in your lounge chair on the Large Deck, BBQ & entertain or create the garden of your dreams! Your Nicely Landscaped & Fully FENCED Private



Backyard offers the kiddos plenty of space to play all day & also includes a Shed & direct alley access. Nestled along the banks of the Bow River Pathway System & Surrounded by Tranquil Outdoor Spaces, Fish Creek Park, Blue Devil Golf Club, Dog Park, Sport Courts, endless Recreational Opportunities & MORE! Wolf Willow is loved for its Strong sense of Community, natural BEAUTY & Urban Amenities! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!

Built in 2020

### Essential Information

MLS® #	A2192139
Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,829
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	73 Wolf Hollow Manor Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4M5

### Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks, Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Other, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	22
Zoning	R-G

### Listing Details

Listing Office	CIR Realty
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