



GRASSROOTS
REALTY GROUP

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73 Wolf Hollow Manor SE
Calgary, Alberta

MLS # A2237293



\$700,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, See Remarks, Stone Counters		

Inclusions: n/a

WELCOME HOME! Nestled on an Expansive PIE LOT Lot in the Highly Coveted & Scenic Community of Wolf Willow & JUST STEPS TO FISH CREEK PARK & THE BOW RIVER, this Exquisite Home is all about LOCATION, LOCATION, LOCATION! Boasting more than 2600ft over 3 Levels, this Beautiful 2 Storey Family Home has been Meticulously Maintained & showcases Rich Luxury Vinyl Plank, 9’ Ceilings & a Beautifully designed OPEN CONCEPT layout with an abundance of NATURAL Light streaming throughout the main level. This Elegant 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. Upstairs, your Expansive Private Master Retreat is the perfect spot to unwind at the end of the day, offering 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/FLEX Area! The Basement is roughed-in & offers plenty of room to create your own man (or woman) cave! Stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING, or step outside into your EXPANSIVE Sun Drenched South West Facing Backyard where you can sit back, relax & enjoy the sunshine on the Large Deck, BBQ & entertain or create the garden of your dreams! Your Nicely Landscaped & Fully FENCED Private Backyard 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!