



GRASSROOTS
REALTY GROUP

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187 Wolf Hollow Manor SE
Calgary, Alberta

MLS # A2252617



\$765,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Alarm System Panel located in the mudroom, Entertainment/Theatre System (including all components-Epson Projector, Projector Screen, and Wall Speakers mounted on the wall in the basement), Entertainment Hub, Four large round outdoor planters, Ornamental metal fireplace outside in the backyard located on the northeast corner of the yard, red umbrella attached to the deck railing in the backyard

OPEN HOUSE SUNDAY, OCTOBER 5TH, FROM 2-4:30 PM. Discover this exquisite bungalow nestled in the sought-after Wolf Willow community. With its vaulted ceilings and premium finishes, this home perfectly blends luxury and practicality. The expansive garage is outfitted with a gas line rough-in, water lines, and EV power rough-in for contemporary living. Step inside to discover a utility room equipped with solar power rough-in, a water softener, on-demand hot water, a central vacuum, and a heat recovery ventilation system, all designed to provide year-round comfort, complemented by air conditioning. The home is designed with built-in ceiling speakers and volume controls that enhance the ambiance in the garage, office/bedroom, and ensuite bathroom. Each of the three bathrooms boasts stylish 36" high countertops, and the kitchen is equipped with a built-in wine fridge and garburator for added convenience. Additional features include custom cabinetry and a bench in the mudroom, a security system awaiting activation, and a SkyBell doorbell equipped with a camera for enhanced security. Elegant under-cabinet lighting brightens the kitchen, while upgraded Maytag washer and dryer, along with Sonata horizontal sheer shades, enhance every room. Plus, enjoy a beautifully landscaped fenced backyard. With future community plans for a pathway leading to Fish Creek Park accessible via the back lane of the home, you'll have direct access to outdoor activities. Step outside and easily reach Fish Creek Park, the Bow River, Blue Devils Golf Course, shopping, and major freeways, including Stoney Trail, Deerfoot Trail, and Macleod Trail, for convenient commuting. Don't miss the chance to make this remarkable property your new home!