



GRASSROOTS
REALTY GROUP

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136 Wolf Hollow Manor SE
Calgary, Alberta

MLS # A2264875



\$699,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Westcreek Homes presents the SOHO plan backing on to a green space and playground with a separate side entry, double attached garage and well appointed upgrades throughout! From your attached double garage and front foyer enter into vinyl plank flooring and 9' ceiling height. A family style mudroom with bench and coat closet as well as a front coat closet add to the convenience of the plan. The open design main floor blends the kitchen, dining and lifestyle room into 1 outstanding plan with a full appliance package including a gas stove top, built in oven, center island, walk in pantry and chimney hood fan. Overlooking the dining area and back living room with views of the park and a perfectly placed main floor flex room/office. Access to your rear deck off the garden door and with a side staircase to the lower level with a private side entry. The upper plan has room for all, 2 front bedrooms, a generous laundry room, 4 piece guest bath and central bonus room. The primary bedroom is situate to the back of the home to enjoy your park views and comes with a walk in closet and 5 piece private ensuite bath including his and her sinks a deep soaker tub, water closet and tiled full size shower. Take advantage of a lower level with 9' ceilings which offers the layout for a legal suite or just extra space for the entire family to enjoy with a high efficient furnace and tankless hot water on demand. The plan, location, size and options to suit any of today's modern families!