



GRASSROOTS
REALTY GROUP

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136 Wolf Hollow Manor SE
Calgary, Alberta

MLS # A2280309



\$699,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	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 SOHO plan showcases a striking stone, vinyl, and Hardie board exterior and features a side entry offering a legal basement suite option. Ideally positioned on a northwest-facing backyard, the property backs directly onto a private community green spaces, complete with an outdoor sitting area, picnic tables, and a community garden. A rear fence and private deck further enhance this exceptional outdoor setting. Inside, the main floor is highlighted by 9' knockdown ceilings and a thoughtfully designed open-concept layout. A front dual-door coat closet welcomes you into the home, while the double attached garage leads into a family-sized mudroom with a built-in bench and additional storage. Luxury vinyl plank flooring flows throughout the main level, drawing the eye toward the rear views. The chef-inspired kitchen is anchored by a large quartz island and features soft-close cabinetry, an undermount sink, extended-height cabinets, abundant prep space, a walk-in pantry, and premium KitchenAid appliances, including a French door refrigerator, gas cooktop, built-in wall oven, microwave, and a statement standalone hood fan. Adjacent to the kitchen, the central dining area opens into the rear lifestyle room, where a modern linear electric fireplace and a wall of windows frame tranquil green space views. Completing the main level are a convenient broom closet, a 2-piece bathroom, and a versatile flex room ideal for a home office, den, or guest bedroom. Upstairs, open railing and plush carpet lead to a well-designed upper level featuring a central bonus room and a functional laundry room with added upper cabinetry and linen shelving. At the front of the home are two spacious children's bedrooms, each with swing-door closets, served by a uniquely designed 4-piece bathroom with a separate water closet, separate

tub/shower with built-in towel storage, and an open quartz vanity. The rear of the upper level is dedicated to the impressive primary retreat, complete with a generous walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, quartz vanity storage, a deep soaker tub, a standalone shower, and a private water closet. The undeveloped basement, accessed via the side entry, offers a wide-open layout ready to accommodate a future legal suite or additional living space for a growing family. This level is enhanced by 9' ceilings, on-demand hot water, a high-efficiency furnace, HRV system, drip humidifier, and spray-foam insulated exterior joists. Offering outstanding value in both home and lot, this property delivers exceptional design, flexibility, and a premium community setting. With quick access to community pathways, local amenities and Blue Devil golf course this home is sure to please!