

# \$725,000 - 23 Wolf Hollow Manor Se, Calgary

MLS® #A2219742

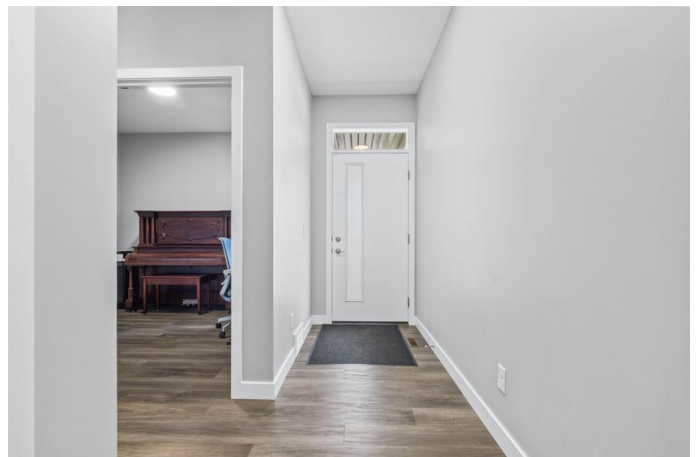
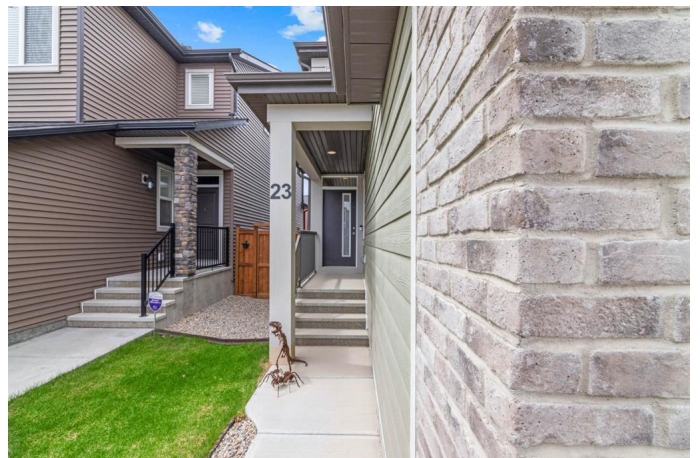
**\$725,000**

3 Bedroom, 3.00 Bathroom, 2,270 sqft

Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Steps from the stunning pathways of Fish Creek Park and the Bow River, and just around the corner from one of Calgary's best off-leash dog parks, this beautifully designed home offers the perfect blend of natural surroundings and modern convenience. Inside, you'll find 3 bedrooms and 2.5 bathrooms, thoughtfully laid out across a stylish and functional floor plan. The main level welcomes you with a flex room featuring double French doors – the perfect spot for a home office, playroom, or quiet retreat. The heart of the home is the gorgeous kitchen, where a massive quartz island becomes the centerpiece for casual gatherings and entertaining. Rich cabinetry, built-in appliances, a gas cooktop, and a walk-through pantry to the mudroom make this kitchen as practical as it is beautiful. The open-concept layout flows effortlessly from the kitchen into the bright dining area and cozy family room, creating a welcoming space for everyday living. Upstairs, the central bonus room with elegant tray ceilings thoughtfully divides the two secondary bedrooms from the primary suite – creating ideal separation for privacy and a family-friendly layout. Two spacious bedrooms share a well-appointed main bathroom, while the private primary suite is a true retreat, featuring a spa-inspired ensuite with dual sinks, a soaker tub and flows right into a walk-in closet with direct access to the laundry room (so smart!). The basement features 9' ceilings and a bathroom rough-in,



offering a blank canvas for your creative vision—whether it’s a gym, home theatre, or additional bedrooms. Outside, the fully landscaped backyard includes a poured concrete patio—ideal for summer barbecues or relaxing evenings under the stars. Being a laned home, you’ll love the clean streetscape out front, with garbage and recycling discreetly handled via the rear lane. This home is loaded with modern upgrades and features, including: Air Conditioning, 6 Solar Panels for energy efficiency, Tankless On-Demand Hot Water System, 220V Plug-In in the Garage, Durable 100% Hardie Board Exterior. Whether you're an outdoor enthusiast, a growing family, or someone who values thoughtful design and eco-conscious features, this Wolf Willow gem checks all the boxes.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219742    |
| Price          | \$725,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,270       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 23 Wolf Hollow Manor Se |
| Subdivision | Wolf Willow             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 4L1 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Cement Fiber Board    |
| Foundation        | Poured Concrete       |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 41            |
| Zoning         | R-G           |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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