

# \$765,000 - 187 Wolf Hollow Manor Se, Calgary

MLS® #A2252617

**\$765,000**

3 Bedroom, 3.00 Bathroom, 1,217 sqft

Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

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!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252617    |
| Price          | \$765,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,217       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 187 Wolf Hollow Manor Se |
| Subdivision | Wolf Willow              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5J9                  |

**Amenities**

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

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, 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, Chandelier                                               |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Wine Refrigerator |
| Heating         | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling         | Central Air                                                                                                                                                                        |
| Fireplace       | Yes                                                                                                                                                                                |
| # of Fireplaces | 1                                                                                                                                                                                  |
| Fireplaces      | Gas, Living Room, Mantle, Stone                                                                                                                                                    |
| Has Basement    | Yes                                                                                                                                                                                |
| Basement        | Finished, Full                                                                                                                                                                     |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Lane, Front Yard, Landscaped, Views |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Vinyl Siding                      |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 45                |
| Zoning         | R-G               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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