



GRASSROOTS
REALTY GROUP

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187 Wolf Hollow Manor SE
Calgary, Alberta

MLS # A2344912



\$780,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters		

Inclusions:	None
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BE FIRST - MAKE IT YOURS! BE THE FIRST TO PAY THE SELLER THEIR LIST PRICE AND YOU COULD MAKE THIS HOME YOURS!!! Please make sure to view the four attached Brochures. 1.) General Brochure 2.) Theatre System Brochure 3.) Gazebo Brochure 4.) Custom Bungalow Brochure. We call this a CALGARY SUPER LISTING!!! Welcome to modern luxury in the highly sought-after community of Wolf Willow! This executive bungalow blends premium craftsmanship with a list of technical upgrades. Stepping inside, you are greeted by striking vaulted ceilings, customized cabinetry, and high-end finishes throughout. The gourmet kitchen features a built-in wine fridge and premium details, making it an entertainer's dream. No detail was spared in the home's mechanical and utility design. Enjoy built-in ceiling speakers with independent volume controls in the garage, office, and ensuite. The property features on-demand hot water, a water softener, a central vacuum, and a heat recovery ventilation system. It is fully future-proofed with rough-ins for solar power and an EV charging station, alongside a gas and water line rough-in for the oversized garage. The outside of the home has a luxury trim. Step out into your beautifully landscaped, fully fenced backyard, secured by an integrated SkyBell smart system. Located just moments away from Fish Creek Park, the Bow River, and Blue Devil Golf Course, this home offers unmatched convenience with seamless access to Stoney Trail and Macleod Trail. Don't miss your chance to own a truly forward-thinking home.