



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

143 Wolf Hollow Manor SE
Calgary, Alberta

MLS # A2349791



\$730,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 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, Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Pristine, showhome-worthy living in the vibrant, nature-inspired community of Wolf Willow! Built in 2024 and presenting in absolute 10/10 condition, this impeccably maintained two-storey residence combines contemporary architectural design, high-end interior upgrades, and complete outdoor functionality. The main level greets you with an abundance of natural light flowing across a clean, open-concept floor plan accented by elevated finishes throughout. Designed for both daily life and effortless entertaining, the central living area seamlessly connects to a stylish, gourmet kitchen featuring upgraded cabinetry, quartz countertops, and premier appliances. Step outside into your private backyard designed to maximize afternoon and evening sunshine. Fully completed with a brand-new custom deck and full perimeter fencing, the outdoor space provides a secure sanctuary for kids and pets, complete with convenient rear lane access. The upper level accommodates generous bedroom quarters and flexible family spaces, while the attached double front garage offers secure parking and added storage. Downstairs, the full unfinished basement serves as a clean, blank canvas equipped with an ideal utility layout for future custom development, additional bedrooms, or a recreation hub. Ideally situated moments from the Bow River valley, Blue Devil Golf Course, Fish Creek Provincial Park trails, and neighbourhood parks, this turn-key, home offers total peace of mind and immediate possession opportunities.