

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

MLS® #A2219742

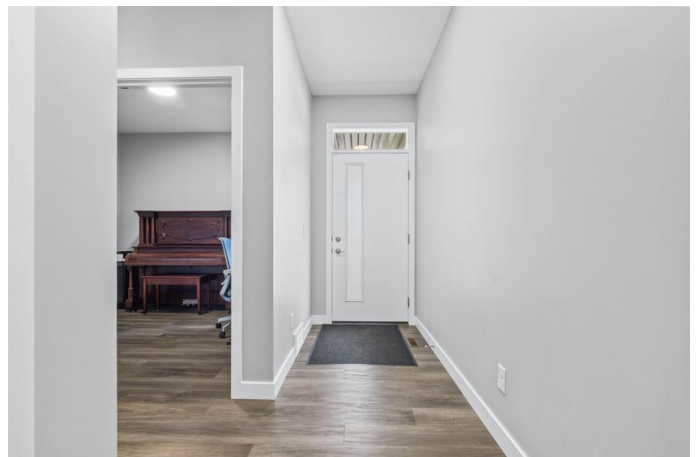
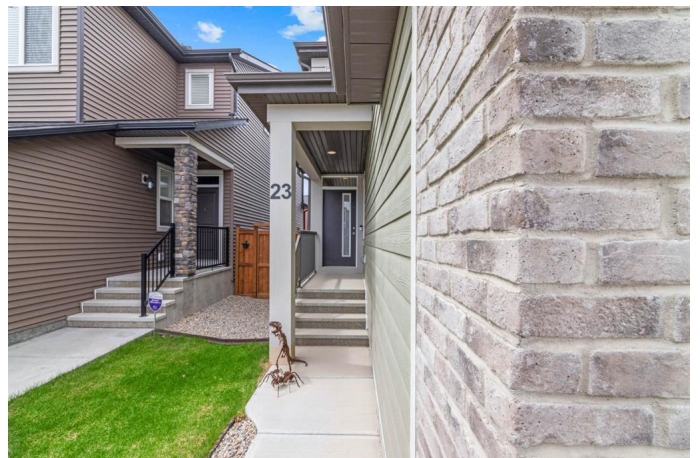
**\$725,000**

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	40
Zoning	R-G

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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