

# \$739,900 - 136 Wolf Hollow Manor Se, Calgary

MLS® #A2264875

**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,053 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Westcreek Homes presents the SOHO plan backing on to a green space and playground with a separate side entry, double attached garage and well appointed upgrades throughout! From your attached double garage and front foyer enter into vinyl plank flooring and 9' ceiling height. A family style mudroom with bench and coat closet as well as a front coat closet add to the convenience of the plan. The open design main floor blends the kitchen, dining and lifestyle room into 1 outstanding plan with a full appliance package including a gas stove top, built in oven, center island, walk in pantry and chimney hood fan. Overlooking the dining area and back living room with views of the park and a perfectly placed main floor flex room/office. Access to your rear deck off the garden door and with a side staircase to the lower level with a private side entry. The upper plan has room for all, 2 front bedrooms, a generous laundry room, 4 piece guest bath and central bonus room. The primary bedroom is situated to the back of the home to enjoy your park views and comes with a walk in closet and 5 piece private ensuite bath including his and her sinks a deep soaker tub, water closet and tiled full size shower. Take advantage of a lower level with 9' ceilings which offers the layout for a legal suite or just extra space for the entire family to enjoy with a high efficient furnace and tankless hot water on demand. The plan, location, size and options to suit any of today's modern families!



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264875    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,053       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 136 Wolf Hollow Manor Se |
| Subdivision | Wolf Willow              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5R9                  |

Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | None                                                     |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached, Driveway, Front Drive, Insulated |
| # of Garages   | 2                                                        |

Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Garburator                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | None                                                                                                                                                 |

|                 |                                  |
|-----------------|----------------------------------|
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Electric, Living Room            |
| Has Basement    | Yes                              |
| Basement        | Full, Exterior Entry, Unfinished |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Cement Fiber Board, Stone                                       |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 75                 |
| HOA Fees Freq. | MON                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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