

# \$714,900 - 152 Wolf Hollow Manor Se, Calgary

MLS® #A2215913

**\$714,900**

3 Bedroom, 3.00 Bathroom, 2,149 sqft

Residential on 0.07 Acres

Wolf Willow, Calgary, Alberta

BRAND NEW HOME | BACKING ONTO

GREEN SPACE| 2148 SQ FT |SIDE

ENTRANCE | 9 FT BASEMENT CEILING |

Welcome to 152 Wolf Hollow Manor. As you step inside, youâ€™re greeted by a bright, open-concept main floor that blends style and functionality. A dedicated den near the entryway provides the perfect space for a home office or study, while the rear of the home opens into an expansive kitchen, dining nook, and great room. The kitchen serves as the heart of this level, featuring a large island and ample storage to meet your culinary needs, while natural light floods the living areas, creating a warm and welcoming environment for entertaining or everyday life. Upstairs, the second floor is designed as a private retreat for your family, offering three spacious bedrooms and a conveniently located laundry room. The luxurious primary suite includes an elegant ensuite with dual sinks, a walk-in shower, and a generous walk-in closet, while the two secondary bedrooms are perfect for children, guests, or hobbies. The Unfinished basement with 9ft ceiling height and side entrance is a canvas of potential that awaits your future vision, adding to the allure of this magnificent home. Backing onto a stunning private gated park, this backyard oasis offers year-round beauty and tranquility. Enjoy a professionally maintained natural setting complete with a private natural gas fire pit and beautifully curated flower beds. Whether you're relaxing by the fire or admiring



the vibrant landscape, this serene outdoor space is designed for your pleasure and enjoyment. Wolf Willow is a highly sought-after community, just moments away from scenic walking trails along the river and the renowned Blue Devil Golf Course. The neighborhood also offers nearby shops, planned future schools, and easy access to major routes such as Macleod Trail and Deerfoot Trail, ensuring a seamless commute. Donâ€™t miss your opportunity to own this exceptional home in Wolf Willow today!

Built in 2025

**Essential Information**

MLS® #	A2215913
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,149
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	152 Wolf Hollow Manor Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5R9

**Amenities**

Amenities	Park
-----------	------

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, No Animal Home, Pantry
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Courtyard, Playground
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	116
Zoning	R-G
HOA Fees	70
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.