

23 Wolf Hollow Manor SE  
Calgary, Alberta

MLS # A2219742



**\$750,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,270 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

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.