



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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73 Wolf Hollow Manor SE  
Calgary, Alberta

MLS # A2237293



\$700,000

|             |                                                             |            |     |
|-------------|-------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                     | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                                         | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                            | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                             | Zoning:    | R-G |
| Foundation: | Poured Concrete                                             | Utilities: | -   |
| Features:   | Breakfast Bar, No Smoking Home, See Remarks, Stone Counters |            |     |
| Inclusions: | n/a                                                         |            |     |

\*\*\*WELCOME HOME!\*\*\* Nestled on an Expansive PIE LOT Lot in the Highly Coveted & Scenic Community of Wolf Willow & JUST STEPS TO FISH CREEK PARK & THE BOW RIVER, this Exquisite Home is all about LOCATION, LOCATION, LOCATION! Boasting more than 2600ft over 3 Levels, this Beautiful 2 Storey Family Home has been Meticulously Maintained & showcases Rich Luxury Vinyl Plank, 9&rsquo; Ceilings & a Beautifully designed OPEN CONCEPT layout with an abundance of NATURAL Light streaming throughout the main level. This Elegant HOME is truly made for ENTERTAINING & Everyday Living, from the GOURMET CHEF'S KITCHEN featuring STONE Counters, Extended Height Cabinetry, UPGRADED Finishings, Walk-In PANTRY & Oversized CENTRAL ISLAND with Eat-Up Bar to the adjoining Dining Room & SPACIOUS Living Room with TV Feature Wall. Completing this level is a Powder Room & Large Mudroom with built-in features. Upstairs, your Expansive Private Master Retreat is the perfect spot to unwind at the end of the day, offering a Large WALK-IN Closet & Full ENSUITE with Custom WALK-IN Shower & Bench! Rounding off this level are 3 MORE generously sized BEDROOMS (4 Total) + DEN/OFFICE & another Full Bath. The Basement is roughed-in & offers plenty of room to create your own man (or woman) cave! Stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING, or step outside into your EXPANSIVE Sun Drenched South West Facing Backyard where you can sit back, relax & enjoy the sunshine on the Large Deck, BBQ & entertain or create the garden of your dreams! Your Nicely Landscaped & Fully FENCED Private Backyard also includes a Shed & direct alley access. Nestled along the banks of the Bow River Pathway System & Surrounded

by Tranquil Outdoor Spaces, Fish Creek Park, Blue Devil Golf Club, Dog Park, Sport Courts, endless Recreational Opportunities & MORE! Wolf Willow is loved for its Strong sense of Community, natural BEAUTY & Urban Amenities! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!