



# 136 Wolf Hollow Manor Calgary Alberta

\$699,900

WestCreek Homes SOHO plan showcases a striking stone, vinyl, and Hardie board exterior and features a side entry offering a legal basement suite option. Ideally positioned on a northwest-facing backyard, the property backs directly onto a private community green spaces, complete with an outdoor sitting area, picnic tables, and a community garden. A rear fence and private deck further enhance this exceptional outdoor setting. Inside, the main floor is highlighted by 9' knockdown ceilings and a thoughtfully designed open-concept layout. A front dual-door coat closet welcomes you into the home, while the double attached garage leads into a family-sized mudroom with a built-in bench and additional storage. Luxury vinyl plank flooring flows throughout the main level, drawing the eye toward the rear views. The chef-inspired kitchen is anchored by a large quartz island and features soft-close cabinetry, an undermount sink, extended-height cabinets, abundant prep space, a walk-in pantry, and premium KitchenAid appliances, including a French door refrigerator, gas cooktop, built-in wall oven, microwave, and a statement standalone hood fan. Adjacent to the kitchen, the central dining area opens into the rear lifestyle room, where a modern linear electric fireplace and a wall of windows frame tranquil green space views. Completing the main level are a convenient broom closet, a 2-piece bathroom, and a versatile flex room ideal for a home office, den, or guest bedroom. Upstairs, open railing and plush carpet lead to a well-designed upper level featuring a central bonus room and a functional laundry room with added upper cabinetry and linen shelving. At the front of the home are two spacious children's bedrooms, each with swing-door closets, served by a uniquely designed 4-piece bathroom with a separate water closet, separate tub/shower with built-in towel storage, and an open ...

Kitchen 19.00 Ft x 9.50 Ft  
 Dining room 19.00 Ft x 6.33 Ft  
 Living room 13.67 Ft x 17.08 Ft  
 Bedroom 9.00 Ft x 11.17 Ft  
 2pc Bathroom 5.00 Ft x 5.08 Ft  
 Foyer 6.42 Ft x 8.17 Ft

5pc Bathroom 9.58 Ft x 12.58 Ft  
 Bonus Room 9.67 Ft x 10.50 Ft  
 Laundry room 5.50 Ft x 8.83 Ft  
 4pc Bathroom 9.25 Ft x 9.25 Ft  
 Bedroom 9.50 Ft x 13.42 Ft  
 Bedroom 13.08 Ft x 9.92 Ft

Listing Presented By:



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