



GRASSROOTS

REALTY GROUP

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**29 Wolf Hollow Common SE
Calgary, Alberta**

MLS # A2274212



\$949,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Electric Range, Microwave Hood Range, Dishwasher, Washer, Dryer - In Basement Suite

**** VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you \$\$\$ per month to use this home as their full-time show home ** PROFESSIONALLY DECORATED with all of the bells and whistles.**BEAUTIFUL SHOW HOME**Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "ROCKFORD" SHOW HOME located in the up and coming community of WOLF WILLOW. A lovely neighborhood welcomes you into over 3000+sqft of developed living space featuring stunning craftsmanship and thoughtful design packaged in an amazing TWO STOREY HOME WITH A DEVELOPED LEGAL SUITE WITH SIDE ENTRANCE! Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful central island with flush eating bar & sleek stainless steel appliances with an enclosed main floor FLEX ROOM. An open to above great room with an electric feature fireplace and dining room offer you an expansive feeling with the addition of an iron spindle railing at the staircase and 12 x 10 deck with sliding glass patio door. The electric feature fireplace and the soaring great room ceiling and over sized windows elevate this home to stand out above all others. The second level boasts a spacious Bonus Room with a beautiful Primary Bedroom boasting a stunning 4 piece en suite with dual vanities and over sized walk-in curbless tiled shower along with a large walk-in closet. Two additional secondary bedrooms are sizeable and complimented with a full four piece bath and generous laundry room. The FULLY FINISHED LEGAL BASEMENT SUITE includes a kitchen, dining area, living room, guest room and full bath. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, BuiltGreen Canada**

Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand tankless hot water heater and triple pane windows. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Welcome Home! Wolf Willow is a highly sought-after community located in the Bow River Valley adjacent to the Blue Devil Golf Course. Breath-taking and inspiring with plans to include parks, schools and additional amenities, Wolf Willow offers 9km of pathways alone. Not to mention the abundance of trails surrounding the neighbourhood. A quiet retreat allowing you to enjoy nature's best while being close to the big city amenities and quick access to McLeod Trail and 22X. Welcome Home!