



**59 Wolf Hollow Way SE  
Calgary, Alberta**

**MLS # A2296300**



**\$625,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
<b>Inclusions:</b>	N/A		

Welcome to this lovingly maintained home where modern craftsmanship meets one of Calgary's most thoughtfully designed family communities. This immaculate 3-bedroom, 3.5-bath home with fully finished basement and oversized double detached garage represents the rare intersection of meticulous build quality and resort-style living. From the moment you step inside, the home's pride of ownership throughout the over 1,700 square feet of usable living space is unmistakable. Nine-foot ceilings and expansive windows flood the air-conditioned open-concept floor plan with natural light, highlighting upgraded vinyl plank flooring that flows seamlessly throughout. The chef-inspired kitchen anchors the space with a premium stainless steel appliance package including a gas range, quartz countertops, custom maple cabinetry, and convenient centre island with breakfast bar, perfect for weekday mornings & weekend entertaining alike. The adjacent dining area features a built-in bench with hidden storage, while the spacious living room opens the floor plan beautifully. A convenient mudroom & powder room complete this level, keeping daily life organized and effortless. Upstairs, the oversized primary suite offers morning light, walk-in closet, and a four-piece ensuite with soaker tub/shower combination. Two additional generous bedrooms, upper-floor laundry, and another full bath provide comfortable family living. Central air conditioning throughout keeps every season comfortable. The true standout? A fully finished basement with separate side entrance, this is a game-changing feature that transforms daily living and future possibilities. This private entry allows teenagers their own space, provides seamless access for guests or extended family, and offers the flexibility for rental or multi-generational living down the road. With its open-concept living area, fourth full bathroom,

and ample storage, the basement delivers immediate functionality while preserving future options. Step outside to your private backyard retreat: fully fenced & professionally landscaped with a sprawling 32' x 15' deck, separate chain-link dog run, and fire pit area. This private outdoor oasis is ideal for hosting summer barbeques or Alfresco dining. The oversized detached garage with back lane access ensures parking and storage will never be a concern. But here's what elevates this opportunity beyond the home itself. Wolf Willow's lifestyle! This master-planned community wraps around natural green space and Bow River Valley, offering 9 kilometres of pathways connecting parks, themed playgrounds, and a 9-acre off-leash dog park. The Wolf Willow Crossing commercial hub brings cafes, services, and conveniences steps from your door, while Fish Creek Provincial Park provides year-round recreation. Seamless access to Macleod Trail, Stoney Trail, Chaparral, and Walden amenities, connects to everything Calgary offers while enjoying the tranquility and amenities of amazing Wolf Willow!