



**114 Wolf Hollow Terrace SE
Calgary, Alberta**

MLS # A2297726



\$599,999

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

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

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Located in the vibrant and nature-inspired community of Wolf Willow, 114 Wolf Hollow Terrace SE offers a beautifully designed brand-new two-storey home that blends modern finishes with a functional layout ideal for today's lifestyle. With 1,585 sq. ft. of thoughtfully planned living space and immediate possession available, this home is perfect for buyers seeking contemporary comfort in a well-connected southeast Calgary neighbourhood. The main level features a bright and welcoming open-concept design enhanced by high ceilings, large windows, and durable engineered hardwood flooring throughout the primary living areas. The kitchen is both stylish and practical, showcasing quartz countertops, a central island with breakfast bar seating, modern cabinetry, and a gas stove, making it ideal for everyday cooking and entertaining. The adjoining dining and living areas create a seamless flow, providing comfortable space for gatherings or relaxing evenings at home. A BBQ gas line adds convenience for future outdoor enjoyment. Upstairs, the home offers well-appointed living spaces designed for comfort and flexibility. The primary bedroom retreat includes a walk-in closet with built-in organizers and a private ensuite featuring a double vanity and soaking tub, creating a peaceful space to unwind. Additional bedrooms are generously sized and thoughtfully positioned, while upper-level laundry adds everyday convenience. The unfinished basement with separate entrance provides excellent potential for future development, allowing homeowners to customize additional living space to suit their needs. Whether envisioned as a recreation room, home office, or extended living area, the lower level offers valuable flexibility for future growth. Additional highlights include modern flooring throughout, quartz counters in the kitchen and bathrooms, a welcoming front

porch, and off-street parking. The home has been designed as a no animal and no smoking property, offering a clean and well-maintained environment. Wolf Willow is known for its access to parks, playgrounds, walking and biking pathways, nearby schools, and convenient shopping, all while being close to the Bow River valley and scenic natural surroundings. The community offers a balance of outdoor recreation and urban accessibility, making it an increasingly popular choice for homeowners. With its modern design, quality craftsmanship, and opportunity for future customization, 114 Wolf Hollow Terrace SE presents an excellent opportunity to own a new home in one of Calgary's most desirable emerging communities.