



GRASSROOTS
REALTY GROUP

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105, 55 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2310566



\$539,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,189 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Experience the perfect blend of nature, comfort, and modern living in the highly sought-after Wolf Willow community. More than just a place to live, Wolf Willow offers a lifestyle defined by tranquility, outdoor recreation, and an escape from the pace of everyday life. This beautifully maintained ground-floor unit with southwest exposure showcases exceptional pride of ownership and offers one of the largest floorplans and thoughtfully designed living spaces in the complex. A rare separate exterior entrance provides added convenience for bringing in groceries, moving larger items, or stepping directly outside to enjoy nearby parks, pathways, and green spaces. The SW corner location features wonderful windows on multiple sides, filling the home with natural light throughout the year. Step outside onto the roomy wrap-around patio-ideal for relaxing, entertaining, and enjoying your summer days while BBQ'ing from your natural gas hook-up. Inside, the open-concept layout features wide-plank luxury vinyl flooring, a captivating floor-to-ceiling stone fireplace, and a seamless flow between the kitchen, living room and dining areas, creating a relaxed space for both everyday living and entertaining family & friends. There are ample upgrades in the kitchen designed to impress, including quartz countertops, stainless steel appliances, plenty of cabinetry, and a large island that combines style & functionality for any home chef. The serene primary retreat easily accommodates a king-sized bed and additional cabinetry. It includes a walk-in closet with custom organized shelving and a private ensuite featuring quartz countertops, dual sinks and an upgraded walk-in shower. The second bedroom also offers a walk-in closet with added shelving and is conveniently located beside the stylish four-piece main bathroom. A multi-use flex space provides the perfect spot for a home office,

hobby room, or additional storage. Features within the home include smart home compatibility, air conditioning, remote blinds, an in-suite laundry room/storage, and premium finishings throughout. Building amenities include titled underground parking, bike and tire storage, security cameras and sprinklers in the parkade and exterior areas, plus additional main-floor storage options. Ideally located near the Bow River with its extensive walking/biking pathways & fishing areas, Fish Creek Park, a 9-acre off-leash dog park, and an outdoor fitness park including a basketball court. With quick access to Stoney Trail, South Calgary's expressways, schools, the South Calgary Health Center, and the popular new Township shopping area, The Bow360 offers a perfect balance of tranquil natural surroundings with nearby urban conveniences. Bright, spacious, and exceptionally located, this impressive ground floor corner unit offers outstanding value in one of Calgary's most desirable and sought after river valley communities.