



GRASSROOTS
REALTY GROUP

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62 Wolf Hollow Way SE
Calgary, Alberta

MLS # A2329556



\$669,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Zero Lot Line		

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

Features: Bathroom Rough-in, Breakfast Bar, Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

WELCOME TO 62 WOLF HOLLOW WAY SE! This STUNNING 2021-BUILT, 2,129 SQ.FT. two-storey home offers the perfect blend of STYLE, SPACE & FUNCTIONALITY in the highly sought-after community of WOLF WILLOW. Featuring 3 SPACIOUS BEDROOMS, 2.5 BATHROOMS, MAIN FLOOR SMALL DEN/OFFICE, an UNFINISHED BASEMENT WITH BATHROOM ROUGH-IN, and a DOUBLE ATTACHED GARAGE, this home is ready for your family's next chapter. The OPEN-CONCEPT MAIN FLOOR showcases 9' CEILINGS, a CHEF-INSPIRED KITCHEN with QUARTZ COUNTERTOPS, LARGE CENTRE ISLAND WITH BREAKFAST BAR, GAS STOVE, STAINLESS STEEL APPLIANCES, and abundant cabinetry flowing seamlessly into the bright dining and living areas—ideal for entertaining. Upstairs you'll find a BONUS FAMILY ROOM, UPPER FLOOR LAUNDRY, two generous bedrooms, and a LUXURIOUS PRIMARY SUITE featuring a WALK-IN CLOSET and 5-PIECE ENSUITE WITH DOUBLE VANITY. Enjoy the FULLY FENCED BACKYARD with a deck, perfect for summer BBQs, while the UNFINISHED BASEMENT offers endless potential for future development. Perfectly located just steps from PARKS, PLAYGROUNDS, WALKING & BIKE PATHS, and minutes to the BOW RIVER, FISH CREEK PARK, BLUE DEVIL GOLF CLUB, WOLF WILLOW OFF-LEASH DOG PARK, shopping, restaurants, and schools including All Saints High School, with quick access to MACLEOD TRAIL, STONEY TRAIL, and the SOUTH HEALTH CAMPUS. 3D VIRTUAL TOUR AVAILABLE so you can explore this beautiful home from anywhere. BOOK YOUR PRIVATE SHOWING TODAY—CALL YOUR FAVOURITE REALTOR® TO EXPERIENCE EVERYTHING THIS EXCEPTIONAL HOME HAS TO OFFER!

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