



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

77 Wolf Hollow Villas SE
Calgary, Alberta

MLS # A2332968



\$1,300,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,094 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Conservation, Creek/River/Stream/Pond, No Neighbours Behind,		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Granite, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding, Concrete, Stone, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Smart Home, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Pre-wired with Internet CAT6 throughout the house in all rooms. Wi-Fi extender with CAT6 cable in backyard. Smart/Autohub for voice activation for fixed blinds

Peace and Tranquility in nature right in your backyard while living in the city is hard to find. Steps away from Fish Creek Provincial Park offering walking paths, biking trails and fishing to name a few to bird watching or snow shoeing in the winter months. This 2094 Sq.ft estate BungaLoft, offers that and many more. With a high vaulted ceiling upon entry, the view of the provincial park is beautifully unobstructed. Upgraded kitchen appliances and fixtures give this home just the right elegance to feel the comfort and warmth of your forever home. Family and guests alike will admire the layout of this expansive BungaLoft while freely traversing to the backdeck to admire the views. The Primary Suite is easily accessible from the main level, with unobstructed views of nature from the bedroom. Enjoy waking up every morning to the musical melody of the birds and admiring Mother Nature. Walkthrough to the Primary Ensuite with heated floors to continue the luxury experience with a soaker tub or your stand up shower encased with elegant finishes. The Walk through closet is designed to accommodate easy passage to the laundry room. Head upstairs to the 2nd floor loft Family room with more unobstructed views of nature thanks to the floor to ceiling windows allowing natural light to freely flow through the home. 2 oversized bedrooms with a 5-pc Jack & Jill bath continue the comfort for family and guests. The home is equipped with a pre-wired internet CAT6 internet cable throughout the home and the backyard for continuous, uninterrupted high speed network. Complete your home with a clean slate unfinished basement, ready for your own touch and design. Pre-plumbed for a wet bar and a 3-piece bathroom for an easy completion to continue the luxury experience to the basement. Just across the road from the Blue Devil Golf club, coffee shops and other local

businesses, Wolf Willow is a place to call home. Don't miss out on this opportunity to own this estate lot in one of Calgary's prime communities.