



GRASSROOTS
REALTY GROUP

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137 Wolf Hollow Villas SE
Calgary, Alberta

MLS # A2339551



\$1,275,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wet Bar		
Inclusions:	N/A		

This former showhome from Trico Homes is an absolutely stunning walkout that is fully loaded with upgrades and backs onto Fish Creek Park with breathtaking views from all levels of the home. This fully developed two-storey home with walkout basement features 4 bedrooms and 3.5 bathrooms with integrated speaker system inside and out with security system. From the moment you walk in you will be blown away by the incredible design, upgrades and staging in the home. Every space has been well thought out and utilized to ensure every square inch of this home is perfect. The open concept heart of the home is a stunning combination of the kitchen, great room and dining area. The gourmet kitchen has beautiful full height white cabinets, plenty of counter space, built in stainless steel appliance package including gas range, custom hood fan and centre island with sink. The dining area has unbelievable views to enjoy during meals. The great room is anchored by the central fireplace surrounded by custom woodwork and built ins making this room an ideal place to entertain guests. The spacious balcony is a great area to enjoy bbq'ing on those spring and summer days enjoying the beautiful views and sounds of this serene setting. Fully glassed home office with custom sliding barn doors is a unique item you will not find anywhere else. The rear mudroom boasts built in lockers and convenient dog wash, a must have for all dog owners. The upper level features the primary suite that is separated from the other two bedrooms by the central bonus room and is something to behold with luxurious 5-piece ensuite including soaker tub, large custom built glass walk in shower with quartz bench, dual sinks and massive walk in closet. The study area outside the two additional bedrooms is a perfect space for kids. The upper laundry room is ideally located between all the bedrooms

and has plenty of utility space and storage. The lower level has the 4th bedroom and full bathroom, beer room, wet bar, games area, rec room and fitness room making this developed space an amazing feature of the home. You can walk out onto the extended concrete patio and access the backyard from the lower level and enjoy playing in the yard surrounded by views of Fish Creek Park. Also included with the home are all the furniture and accessories making this property truly the full package. Hunter Douglas power blinds, A/C, designer light fixtures, water softener and plumbing are some key upgrades of note.