



GRASSROOTS
REALTY GROUP

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72 Wolf Hollow Villas SE
Calgary, Alberta

MLS # A2347732



\$799,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, No Back Lane, Rectangu		

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

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Gazebo, Shed, Rain Barrel (x1), Solar Panels (x10), Alexa Smart Home Hub with Thermostat, Ring Securithy System with Door Bell, Sensors, Backyard Camera /Light, Garage Mezzanine Shelving,

Open House Sunday Oct 4th 1:00 to 3 p.m. Exceptionally stylish, near new custom bungalow in Wolf Willow, with all the finishing touches complete. Finished basement, established outdoor spaces and thoughtful extras already in place. Set on a sunny south-facing backyard just steps from the Bow River pathway system, this stunning turnkey home lets you settle in without the build-time wait or the added expense, time and inconvenience of developing a basement, landscaping a yard or completing outdoor projects after possession. Nearby residential construction is largely complete, and the surrounding streetscape is made up of single family homes. Thoughtfully designed for comfort, efficiency and everyday ease, 10 solar panels, hot water on demand, a high performance HVAC system and central air conditioning keep the home comfortable year round. An Alexa hub, security system & remote controlled window blinds add smart home convenience, while a 50 Amp EV outlet makes fast at home charging easy. Inside, vaulted ceilings and 9 foot ceilings including in the finished basement bring an open, airy feel, while easy care luxury vinyl plank flooring flows throughout the main level. The well planned layout makes excellent use of every square foot, with a total of three bedrooms, two and a half bathrooms, main floor laundry, a dedicated home office, two fireplaces and plenty of storage throughout. The beautifully finished kitchen brings together full height cabinetry, a large centre island, two pantries and a dedicated coffee bar, while additional side windows carry natural light through the dining and living areas. The spacious living room welcomes relaxation or entertaining, while the generous primary suite offers a five piece ensuite with dual sinks. Downstairs are two large bedrooms, a four piece bathroom, a spacious family room with fireplace plus a flex space to suit your

needs. The finished double attached garage adds welcome functionality. Outside, the fully fenced & landscaped south backyard feels private and established, with planted trees and flower beds adding colour and charm. A ground level deck and gazebo tucked into a quiet corner create an inviting place to unwind, while a smaller raised deck keeps the barbecue close at hand. A dedicated dog run completes the yard. Jayman BUILT New Home Warranty coverage is transferable to the new owner. Explore the home through the 3D tour or, better yet, come by & experience it in person.