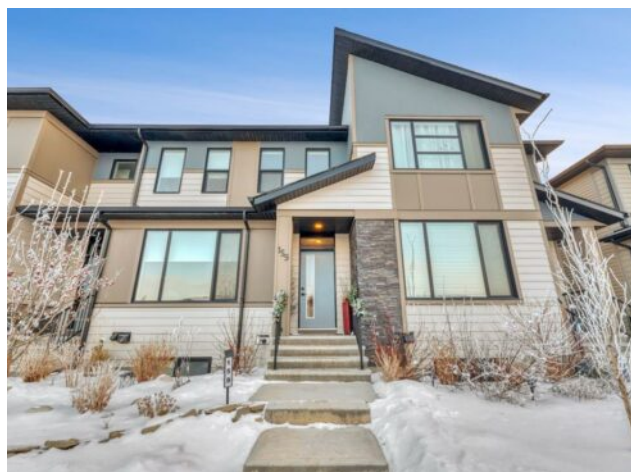


159 Wolf Hollow Park SE
Calgary, Alberta

MLS # A2278087



\$579,900

Division:	Wolf Willow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Coffee Station, Shed, Shoe Cabinet

Exceptional location, fronting onto a 50' promenade park and steps to the Bow River. This stunning like new home is located in the community of Wolf Willow, offering a contemporary and sophisticated open concept design that maximizes space and natural light. The main level seamlessly combines the living room, dining area, and kitchen, creating a welcoming area that is great for entertaining or relaxing with family and friends. The kitchen is a standout featuring quartz countertops, white European style cabinetry, a coffee bar credenza and stainless steel appliances including a bar fridge. The main level also includes a powder room, nicely tucked away at the front of the home. Upstairs, you'll find two well-appointed bedrooms and a convenient bonus room. The primary bedroom comes complete with a walk-in closet, offering ample storage, and a private, upgraded 3-piece ensuite bathroom. There is another 4-piece bathroom on this floor, serving the other bedroom and bonus room (currently used as a gym), along with a stacked laundry pair and storage. The basement is fully finished with a massive recreation room along with a corner den/gaming area, a comfortable bedroom and another 4 pc bath. Outdoors, you can enjoy the privacy of your south facing deck area complete with 2 shaded pergolas, gas line bbq and pet safe artificial turf. Additionally, the property features a two-car detached garage and is fully fenced and beautifully landscaped. Outdoor enthusiasts will love this location, just steps away from Fish Creek Park as well as a Dog Park, and close to the Bow River and Blue Devil Golf Course. Don't miss your opportunity to make this wonderful property your new home!