

**159 Wolf Hollow Park SE  
Calgary, Alberta**

**MLS # A2278087**

**\$579,900**



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

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