



**GRASSROOTS**  
REALTY GROUP

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**51 Wolf Hollow Street SE**  
**Calgary, Alberta**

**MLS # A2218640**



**\$680,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Zero Lot Line		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Humidity Control	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your dream home in the highly sought-after community of Wolf Willow in SE Calgary! Nestled along the serene edges of Fish Creek Provincial Park and steps away from the scenic Bow River, this vibrant yet peaceful community offers the perfect blend of nature and urban living. With nearby access to walking trails, parks, golf courses, and the beautiful river valley, Wolf Willow is ideal for outdoor enthusiasts and families alike. This thoughtfully designed home features a full bedroom and a full bathroom on the main floor—perfect for guests, multi-generational living, or use as a private home office. The open-concept main floor boasts 9-foot ceilings and a spacious L-shaped kitchen complete with a central island and walk-in pantry—ideal for entertaining and everyday functionality. Upstairs, you'll find a generously sized bonus room, a primary bedroom with a private 3-piece ensuite, and two additional bedrooms with a shared full bathroom—perfect for growing families. The unfinished basement offers exciting potential for future development, featuring 9-foot ceilings, a separate side entry, egress windows, and a mechanical room smartly located in the corner to maximize usable space. Notable upgrades include a 200-amp electrical panel, solar panel rough-in, and tankless water heater—making this home not only functional but future-ready. This home is perfect for first-time homebuyers and savvy investors, with its flexible layout, desirable location, and future development potential. Don't miss your opportunity to own in one of Calgary's most promising new communities—book your showing today!