



GRASSROOTS
REALTY GROUP

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127 Wolf Hollow Rise SE
Calgary, Alberta

MLS # A2220863



\$580,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Choosing a Trico Home in Wolf Willow, Calgary, offers a harmonious blend of modern living and natural beauty. Nestled in the scenic Bow River Valley, this community provides residents with over 9 kilometers of walking paths, 10 parks, and 7 playgrounds, all set against the backdrop of Fish Creek Provincial Park and the Blue Devil Golf Club . Trico Homes offers a range of thoughtfully designed laned homes starting in the mid-\$500s, featuring customizable layouts to suit various lifestyles. RANGING BETWEEN 1460-1807 SQ.FT. OPTIONS TO BUILD A HOME IWTH MAIN FLOOR BEDROOM OR OFFICE, LEGAL BASEMENT SUITE, OR 4 BEDROOM UPPER FLOOR. Beyond the tranquil environment, Wolf Willow boasts convenient access to major roadways like Macleod Trail and Stoney Trail, ensuring easy commutes and connectivity to the city's amenities . With plans for future commercial developments and educational facilities, Wolf Willow stands as a promising choice for those seeking a balanced lifestyle * PHOTOS ARE TAKEN FROM THE SHOWING, FINISHING AND COLOUR SELECTIONS MAY DIFFER