



**GRASSROOTS**  
REALTY GROUP

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**8 Wolf Hollow Road SE**  
**Calgary, Alberta**

**MLS # A2227253**



**\$649,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,841 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Interior Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	None		

Welcome to the beautiful and tranquil community of Wolf Willow. Come visit this gorgeous 2 storey duplex today as it will not last long. This 1,841 square foot WestCreek new build comes with a lot of extra bells and whistles. Through the front door visitors are greeted with a very nice open floor plan. The kitchen is very large with a huge quartz island for preparing and enjoying meals. Within the kitchen you will notice upgraded stainless steel Kitchen Aid appliances with a gas range and built in wall oven. Just off the kitchen is a nice sized mudroom that leads into the oversized single car attached garage. Past the kitchen is a very large open space for dining and living room accommodations which is perfect for hosting family and friends. Just off the dining/living rooms is a full 3 pc bathroom and very generous office space for working from home. Upstairs consists of a large primary bedroom with walk-in closet and a huge 4 pc ensuite. Down the hall are two large bedrooms and a nice sized shared 3 pc bathroom. This home has a full, undeveloped basement perfect for creating the room of your dreams and has a secondary entry for privacy. Wolf Willow is a gorgeous community in the valley of South Calgary. It is close to schools, golf courses, shopping, the South LRT and amazing trails alongside the Bow River. This home also has exclusive access to a park perfect for picnics, a fire pit and garden access to grow your own fruits and vegetables. Come book your showing today and see what luxury South Calgary living is all about.