



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2234102**



**\$599,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	None		

Modern Townhouse in Wolf Willow | 3 Beds | 3.5 Baths | Private Yard | Heated Double Garage | SEPARATE BASEMENT ENTRY Huge Price Reduction & Unmatched Value in Wolf Willow! Welcome to elevated townhouse living in one of Calgary's most desirable riverside communities! This stunning 3-bedroom, 3.5-bathroom home offers over 2,100 sq. ft. of professionally designed living space, loaded with premium upgrades and move-in ready comfort. The main level features a bright open-concept layout with a spacious living room, modern kitchen with double waterfall quartz countertops, under-cabinet lighting, and a dedicated dining space complete with a dry bar & ideal for entertaining. Upstairs, enjoy dual primary suites, each with its own ensuite bathroom and walk-in closet, plus vaulted ceilings in the primary bedroom for that extra touch of luxury. The fully finished basement offers even more flexibility with a third bedroom, full bath, rec room, and&mdash;rare for townhomes&mdash;a SEPARATE BASEMENT ENTRY. Perfect for extended family, a private guest suite, or even future Airbnb/rental potential (subject to city approval). Step outside to your own private fenced yard&mdash;ideal for kids, pets, or soaking up the sun. The double detached heated garage gives you secure parking and extra storage space all year round. Zoned furnace system Speaker rough-ins (indoor & outdoor) Elegant wainscoting Bidet-ready outlets in the main and ensuite baths Incredible location just steps from the Bow River, scenic paths, parks, and future retail & amenities Whether you're a family looking for space and style, or an investor seeking value and potential&mdash;this home checks every box. Act fast&mdash;this one won't last at the new price! Book your showing today and step into Wolf Willow living at its finest.

Copyright (c) 2025 . Listing data courtesy of RE/MAX Complete Realty. Information is believed to be reliable but not guaranteed.