



**GRASSROOTS**  
REALTY GROUP

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**59 Wolf Hollow Way SE**  
**Calgary, Alberta**

**MLS # A2234300**



**\$664,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Private, Rectangular		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** None

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

Pride of ownership exudes from this gorgeous 3 bed, 3.5 bath home that comes with an O/S double detached garage and a fully finished basement with it's own private side entrance. The main level consists of an open plan with 9' ceilings, beautiful vinyl plank flooring and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight with upgraded S/S appliances, gas stove, custom cabinets, quartz countertops plus a large center island/breakfast bar that overlooks the spacious living room and separate dining area with a built-in bench offering extra storage. Completing the main floor is a 2pc powder room plus a good sized mud room leading to the lovely backyard. Upstairs you will find an oversized primary bedroom with a walk-in closet and a 4pc ensuite featuring a soaker tub/shower combination. Two additional bedrooms, another 4pc bath and laundry area complete the upper level. The basement is fully finished with a separate side entry door and offers a huge family room plus a flex area currently being used as a 4th bedroom. Completing the lower level is another 4pc bath plus extra storage space. The exterior is fully fenced and landscaped offering a Resort like private backyard with a huge 32' X 15' back deck plus a chain-link fenced dog run. Additional bonuses included Central A/C plus an oversized double detached garage with a back lane. You will love this newly developed area of Calgary offering walking paths, playgrounds, dog parks plus easy access to all the amenities of Chaparral/Walden and easy access to main roadways. This neighborhood is a joy to live in.