



GRASSROOTS
REALTY GROUP

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10 Wolf Hollow Way SE
Calgary, Alberta

MLS # A2244188



\$664,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, See Remarks		

Inclusions: NA

Welcome to 10 Wolf Hollow Way – A Former Showhome Packed with Upgrades and Style! Located on a spacious corner lot just steps from the serene pathways of Fish Creek Park, this 3-bedroom, 2.5-bathroom gem offers the perfect blend of comfort, elegance, and future potential. As a former showhome, no detail was spared. Step inside to discover a gourmet kitchen complete with a gas range, stainless steel appliances, and sleek finishes – ideal for cooking enthusiasts and entertainers alike. The open-concept main floor flows effortlessly to the rear deck, perfect for summer BBQs, with the added bonus of back lane access and a double attached garage featuring epoxy-coated floors. Upstairs, you’ll find 3 generously sized bedrooms, an upper-floor laundry room for added convenience, and a luxurious primary retreat. The home also includes air conditioning, an irrigation system, and a side entry – perfect for a future basement suite or multi-generational living. future suite depends on the Municipality or City’s approval. Enjoy the added space and privacy of a large corner lot, with professional landscaping and room to grow. Whether you’re relaxing indoors or exploring nearby nature trails, this home delivers both lifestyle and location. Don’t miss your chance to own this beautifully maintained and thoughtfully designed property in one of Calgary’s most desirable communities!