



GRASSROOTS
REALTY GROUP

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116 Wolf Hollow Park SE
Calgary, Alberta

MLS # A2247470



\$575,000

Division:	Wolf Willow		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: TV cabinet (in main living room), TV mount (in main living room), Built-In Cabinet (across from the kitchen island), Attached Shelves x 4, Gazebo & light (on back patio)

OPEN HOUSE • SATURDAY, AUG 16th • 1pm - 3pm • Step into comfort and style with this charming 3-bedroom / 4-bathroom townhouse located in the vibrant community of Wolf Willow. Discover this spacious and stylish townhouse, offering over 1,700 sq ft of fully finished living space, perfectly designed for modern living in one of Calgary's newest and most sought-after communities. This home features a beautifully designed gallery-style kitchen that maximizes both space and efficiency. Perfect for both meal prep and entertaining, this kitchen combines style, functionality, and modern elegance in a smart, well-planned layout. This move-in-ready home also features 2 spacious primary suites with spacious closets, and a fully finished basement with a full bath. Step outside to your private backyard oasis, where lush landscaping creates a private retreat. Highlights include a charming gazebo, expansive concrete patio, vibrant shrubs, sweet raspberry bushes, and a cherry tree. Just steps from parks, walking paths, the Bow River, and exciting new amenities in the growing Wolf Willow community, this home offers something for everyone. Whether you're a young family, professional couple, or investor, it checks all the boxes. Don't miss your opportunity to make it yours!