



**GRASSROOTS**  
REALTY GROUP

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**132 Wolf Hollow Crescent SE**  
**Calgary, Alberta**

**MLS # A2249084**



**\$700,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,099 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Lumenox Exterior Lights, removable hatch over basement window

Welcome to this beautifully appointed home, perfectly positioned just moments from the scenic Blue Devil Golf Course in the vibrant community of Wolf Willow. Featuring three bedrooms, two and a half bathrooms, and a thoughtfully designed layout, this residence blends comfort, style, and functionality for families, professionals, and anyone seeking an active lifestyle. The main level showcases durable vinyl flooring and a striking kitchen equipped with sleek black stainless steel built-in appliances, granite countertops, a spacious island, and abundant cabinetry. The open-concept design flows seamlessly into a bright living room, where large windows and sliding glass doors flood the space with natural light and lead to a generously sized backyard. Ideal for entertaining or relaxing, the backyard includes a pergola with built-in lighting, while the adjacent dining area offers a warm, inviting space for everyday meals or special gatherings. A convenient two-piece bathroom and access to the double attached garage—with an overheight door to suit various needs—complete the main floor. Upstairs, plush carpeting adds comfort throughout. Two spacious bedrooms provide flexibility for children, guests, or a home office, served by a stylish four-piece bathroom with granite countertops. A central bonus room offers the perfect setting for movie nights, games, or quiet downtime. The primary suite is a private retreat featuring a walk-in closet and a spa-inspired five-piece ensuite with granite countertops, a built-in tub, an oversized glass shower with bench seating, and a rainfall showerhead for ultimate relaxation. The unfinished basement presents endless possibilities—whether you envision a home gym, media room, or additional living space, it's ready for your personal touch. Life in Wolf Willow offers something for everyone. Enjoy

themed playgrounds, a parkour course, a nine-acre off-leash dog park with agility features, and nearby walking and biking paths along Fish Creek Park, the Bow River, and Sikome Lake. With quick access to transit, the Somerset-Bridlewood LRT, Stoney Trail, and two planned future schools, this growing neighborhood is the perfect place to call home.