

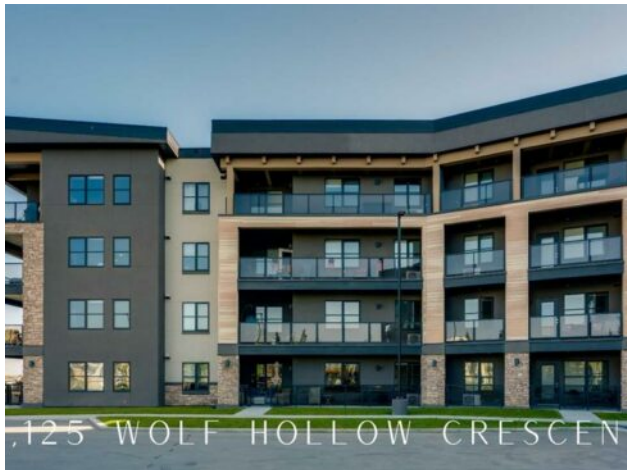


GRASSROOTS
REALTY GROUP

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112, 125 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2258339



\$549,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,108 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Oversized, Parkade, Secured, See Remarks, Stall, Un		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

IDEAL SETTING FOR ACTIVE LIFESTYLES | PERFECT FOR DOWNSIZERS AND SNOWBIRDS | DOG OWNERS DREAM UNIT | 2 BED + DEN | QUIET LOCATION | PET FRIENDLY BUILDING | Welcome to unit #125 at BOW360 in Wolf Willow. Whether you're someone with an active lifestyle who enjoys getting outside, a dog owner, or a snowbird who wants the ease of a "lock & go" property, this is the ideal unit and setting for you. Located within walking distance of the Bow River pathway system, featuring endless exploring, world-class fishing, or golfing at Blue Devil Golf Course just 2 minutes away, this is the unit you have been waiting for. This ground-level unit features a private entrance off the sun-soaked south-facing patio, with visitor parking just steps away, you couldn't ask for a better-positioned unit in the building. As you enter the unit you will immediately notice the abundant natural light and attention to detail the builder used with the thoughtfully designed floorplan. This spacious main-floor unit offers 1,100 sq. ft. of well-planned living with 2 bedrooms plus a DEN, 2 full bathrooms, and a titled underground parking stall + 3 storage areas. The interior has been finished with a long list of upgrades including quartz counters, designer tile backsplash, stainless steel appliances with a built-in microwave/hood fan, central A/C, luxury vinyl flooring, upgraded lighting, ceiling fans, high-end finishes throughout, along with an in-suite laundry room. The layout flows seamlessly onto a large south-facing private patio, perfect for entertaining or simply relaxing outdoors with a glass of wine or a cup of coffee. Additional parking and storage options are also available for purchase from Cove Properties, one of Calgary's most respected multifamily developers, and this home reflects their reputation for thoughtful design and quality

construction. Some other features that any condo owner will appreciate include THREE STORAGE AREAS, two of which are conveniently located just down the hallway and have been combined into one massive unit—no more dusty parkade storage areas here, and the third is located in the oversized parking stall, an ideal place for winter/summer tire storage. The parking stall is uniquely positioned to offer additional space, making entry and exit a breeze without worrying about frustrating parkade door dings. Other features of the building and its location include bike, e-bike, and tire storage options, low condo fees, walking distance to the off-leash area, proximity to Fish Creek Park, backing onto a playground (perfect for grandkids), close to a new shopping centre, and easy access to Stoney and Deerfoot Trail. Whether you’re a downsizer looking for a unit that doesn’t feel like a shoebox or a working professional that needs the extra den space (could also be a third bedroom), this unit certainly checks all the boxes. Please reach out today for a private showing and experience everything Wolf Willow has to offer.