



**GRASSROOTS**  
REALTY GROUP

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**115 Wolf Hollow Park SE**  
**Calgary, Alberta**

**MLS # A2280664**



**\$515,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	Call Seller Directly		

Click brochure link for more details. Welcome to Wolf Willow! This stunning townhouse sits on one of the most desirable streets in the community, with a pathway promenade that will connect with the river pathways leading into fish creek. This no condo fee townhouse features many builder upgrades, including upgraded railings and skylight. This home also features a soft water system. The main floor has plenty of space for family or entertaining. The Kitchen has an upgraded modern cabinetry with backsplash and beautiful quartz countertops with plenty of seating all around. You will love the upgraded appliances, including gas stove! The main floor has massive windows allowing for tons of sunlight , with high quality window coverings. There is also a nook set up as flex space for computer or coffee/wine bar. A two piece powder room also on the main floor. Upstairs you will find a large master bedroom with walk in closet and ensuite with shower and plenty of cabinet space. there is a second bedroom as well as a loft/flex space. There is another full bathroom with tub on the second floor. The basement is unfinished and ready for your input. Out back you will find a nice deck with bbq gas line and fully fenced yard space to enjoy your summer months. Also a detached insulated and heated garage to keep your car cozy in the winter months. You will be close to many amenities and shopping close by as well as dog parks.