



GRASSROOTS
REALTY GROUP

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

MLS # A2283768

\$599,000



Division:	Wolf Willow		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Shelving in house/garage		

Welcome to 35 Wolf Hollow Park SE — the former Madison Ave Group showhome, beautifully upgraded and move-in ready. This stunning end-unit townhouse offers just over 1,400 sq. ft. of thoughtfully designed living space, a fully finished basement, and 3 bedrooms plus a versatile den — perfect for a home office, gym, or guest space. With 3.5 bathrooms and upgrades throughout, this home blends style, function, and comfort in every detail. Flooded with natural light thanks to its end-unit placement, the open-concept main floor features durable luxury vinyl plank flooring and a central kitchen designed for connection and entertaining. The sleek cabinetry, generous prep space, and seamless flow to both the dining and living areas make this the true heart of the home. A private main floor powder room adds convenience for guests. Upstairs, you'll find upper-floor laundry, spacious secondary bedrooms, and a generous primary retreat complete with a walk-in closet and a beautifully appointed ensuite. Carpet adds warmth to the bedrooms, while tile flooring elevates each bathroom. The fully finished basement expands your living space with a flexible den area, an additional full bathroom, and a dry bar — ideal for entertaining or creating the ultimate movie night setup. With two dry bars in the home, hosting is effortless. Additional features include: Finished garage with 220V plug. Luxury upgrades throughout as the original showhome. Abundant windows and natural light. Modern finishes and thoughtful design touches. Located in the sought-after community of Wolf Willow, close to pathways, nature, and everyday amenities, this is a rare opportunity to own a former showhome with premium upgrades in a prime end-unit location. This is a home you must see!