



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

**MLS # A2295669**



**\$557,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,528 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>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Stop the car, you have found your new home! This beautiful, bright, open floor plan is ready for you. From the moment you walk in, you will be impressed by the abundance of natural light and a layout that works perfectly for a couple, downsizers, or a growing family. The front living room offers plenty of space for a large couch and all the furniture you need, making it ideal for both relaxing and entertaining. The beautifully designed kitchen provides ample space for the home chef, with a large dining area that is perfect for hosting family and friends. Heading upstairs, you will love the convenience of upper level laundry and a rare double primary layout. Both bedrooms offer plenty of space for a king sized bed and additional furniture, giving you flexibility to make each space your own. The basement is wide open and ready for your personal touch. With a well positioned plumbing rough in, the possibilities here are endless. Complete with a fully fenced yard, air conditioning, and a double detached garage, this home checks all the boxes. This one will not last long, book your showing today before it is gone!