



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

**MLS # A2300226**



**\$625,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, F		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage door opener with 2 remotes, storage shed, gazebo. Suite - Refrigerator, stove, microwave hood fan, dishwasher, all window coverings, washer, dryer.

Welcome home to this beautifully maintained property, gently lived in and perfectly positioned on a large corner lot with incredible outdoor space to enjoy all summer long. The fully fenced backyard is both functional and inviting, featuring an upper deck, a private lower patio with gazebo, and a large storage shed, creating the perfect setting for relaxing or entertaining. From the moment you arrive, the curb appeal draws you in. Step inside and you will immediately appreciate the bright, open floor plan designed for everyday living and hosting alike. The spacious living room easily accommodates a large sectional with room to spare for additional seating. The dining area is generous in size and flows seamlessly into the stunning kitchen, complete with quartz countertops, a beautiful backsplash, ample cabinet and counter space, a pantry, and a large island that naturally becomes the heart of the home. At the back, the mud room offers excellent flexibility, whether you need space for a freezer or want to create a custom locker system. A tucked away 2 piece bathroom adds convenience, and both front and back entrances feature generous closets for storage. Upstairs, you will find the first of two laundry areas conveniently located in its own room. Two well sized secondary bedrooms provide plenty of space for family or guests, while the primary bedroom is a true retreat with a large walk-in closet and a 4 piece ensuite. The fully legal basement suite is an incredible bonus, ideal for extended family, guests, or a roommate. With its own private entrance and deck, this space is just as beautifully finished as the main home. It offers a bright and open layout with a spacious living and dining area, a stylish kitchen with quartz counters and stainless steel appliances, a full bathroom, and a comfortable bedroom. There is also a cleverly designed under stair storage room and a laundry closet

with additional storage. The double garage provides room for two vehicles or extra storage. Additional features include air conditioning and upgraded window coverings, including an electronic blind in the living room. Located just steps from a new huge playground and the Bow River, with miles of walking paths right outside your front door, this home offers an unbeatable place to start out or raise a family. Move in ready and thoughtfully designed, this is a rare opportunity, in this price range, to own a home that truly has it all.