



**22 Wolf Hollow Way SE  
Calgary, Alberta**

**MLS # A2133139**



**\$950,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting, Underground Sprinklers, Rectangula		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Basement beverage fridge

\* Former Show home - Award-winning Elliot Model - Ultra Specifications Level - Jayman BUILT \* Thoughtfully designed and waiting for you! \* Exquisite & beautiful, you will immediately be impressed by this fully finished home in the brand-new WOLF WILLOW community where you're only a few minutes away from the Bow River, Blue Devil golf course, transit, schools, parks, paths, shopping, dog park, and so much more! A soon-to-be lovely neighborhood with great amenities welcomes you into 3000+ sq ft of air-conditioned luxury, craftsmanship & design, offering a unique open floor plan boasting a stunning GOURMET kitchen featuring a beautiful extended Flush WATERFALL island accented w/ pendant lighting, QUARTZ COUNTERS, pantry & Sleek Stainless Steel Upgraded Appliances adjacent to Dining Area that flows nicely into the spacious Extended Great Room. Engineered hardwood floors grace the Main floor, stunning flooring in all Baths & laundry, and a beautiful DEN that welcomes you in upon entry. The 2nd level boasts 3 bedrooms, convenient laundry, a centralized Bonus Room, and a grand primary suite offering double doors entry, high ceilings, a private interior walk-in closet, DUAL VANITIES, a standing Soaker Tub, an alone Shower & heated floors. Already done for you, you can enjoy the FULLY FINISHED basement that boasts a Media/Red Room, Wine Room, Wet Bar with beverage center, and 2pc bath. JUST GORGEOUS! Other upgrades include glass railing, 3 zone climate control, 9 ft passage doors, 9 ft & 11 ft ceilings, gasoline on the BBQ deck, tall double door patio doors, Gemstone eave lighting, and custom fireplace in the den/office area. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Gold Key Service plan: Protect your most significant investment with our Gold Key

Service. Get peace of mind at your annual visit and for years to come. A certified Customer Care Specialist will provide preventative maintenance to ensure the efficiency of your home systems, support your warranty, and provide a historical record of all work completed on your home. Your annual membership includes a 24-hour emergency dispatch for extra peace of mind. We're just a phone call away in an emergency and will connect you with a Jayman-certified trade partner at preferred rates.