



**317, 125 Wolf Hollow Crescent SE  
Calgary, Alberta**

**MLS # A2150690**



**\$475,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Luxurious brand new top floor condo in the breathtaking Wolf Willow community nestled beside the Bow River Valley! This modern and sophisticated 2 bedroom 2 bathroom home features timeless finishes, including upgraded counter tops, tall ceilings, and an open floor plan. Enjoy the tranquility and privacy this condo offers. The sleek kitchen boasts crisp white quartz countertops, white cabinets, stainless steel appliances, and a center island for additional storage and casual gatherings. Clear sightlines into the inviting living room encourage unobstructed conversations and wonderful connectivity. The expansive glass-railed, covered balcony promotes a seamless indoor/outdoor lifestyle, perfect for weekend barbecues, peaceful morning coffees, and unwinding after a long day. Retreat to the primary bedroom that overlooks the balcony, providing a serene sanctuary. The spacious second bedroom is ideal for hobbies, a home office, or guests. The stylish design continues into the 4-piece bathroom, which features stone countertops, full-height tile, and a deep tub for a restorative soak. In-suite laundry, an assigned storage locker, and titled underground parking add to your comfort and convenience. Located in this tranquil new community with the Bow River within walking distance, Wolf Willow offers a thoughtfully planned system of paths, parks, and a grand boulevard. Enjoy easy access to recreational and social activities, vast open spaces, Fish Creek Provincial Park, and Blue Devil Golf Club. Major thoroughfares like Macleod Trail and Stoney Trail, bike paths, bus routes, and the nearby Somerset-Bridlewood LRT station make getting around effortless. Combining contemporary design, plentiful amenities, and a strong connection to the river, this stunning home has it all. Come see for yourself!