



**144 Wolf Hollow Crescent SE
Calgary, Alberta**

MLS # A2153409



\$859,900

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,212 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Irregular Lot, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, No Animal Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Sink in Garage, 2 Sheds, TV brackets

Welcome to your dream home in the heart of Wolf Willow, Calgary's newest river side community nestled in the Bow River Valley, bordering Fish Creek Park. This home has a definite WOW factor! As you step into this fully finished home with over \$100K in additional upgrades and 3076 sq ft of professional builder-finished living space you will see no stone was left unturned. The main level open concept has 9 foot ceilings and features an inviting living room, dining room and an exquisite kitchen that will exceed your every expectation, featuring s/s double fridge/freezer combo, 6 burner gas range with grill and double ovens, and an expansive granite island with sink and bar seating. Step through the enormous wall of patio doors onto the private huge 22' x 27' no maintenance composite deck with gas BBQ hookup and equally low maintenance landscaping, there is even a putting green! All this surrounded by an upgraded steel post fence. The corner lot is a plus, lending additional privacy. The upper level is all about comfort, offering a cozy bonus family room and a master suite that is a true retreat, featuring walk in closet and a spacious ensuite with double sinks, soaker tub and a walk in glass shower. 2 additional bedrooms, a full bath and laundry room complete this level. The luxury tour continues downstairs, where the gorgeous additional living space awaits: an additional full sized family room with wet bar, home office and a fourth bedroom with full bathroom round out this incredible home. With numerous additional built-in cabinets, quiet triple pane windows and custom remote controlled blinds throughout, luxury Hardie Board exterior and smart home wired, this home truly has it ALL! The location is prime, only minutes from the Blue Devil Golf Course, several children's themed playgrounds and walkways along the Bow River and the Woolf

Willow Off Leash Dog Park featuring 9 acres of green space and agility equipment for Fido and all his new friends! Bus routes and the nearby Somerset-Bridlewood LRT station make getting around easy at this early stage in development.