



GRASSROOTS
REALTY GROUP

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71 Wolf Hollow Park SE
Calgary, Alberta

MLS # A2205934



\$689,900

Division:	Wolf Willow		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,562 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Off Street, O		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Appliances (in Basement Suite), All Window Coverings, Heater in the Garage, Garage Opener with 2 Remotes, Central Air (A/C) and Water Softener

Welcome to this immaculate attached end unit (with NO CONDO FEES) & legal suite in basement! Located in the desirable community of Wolf Willow ***PUBLIC OPEN HOUSE THIS SATURDAY MAY 10TH, 1-4 PM*** featuring various parks & playgrounds, Walden & Legacy shopping amenities, all level schools, efficient commuting via Macleod Trail SE - this home is situated in a prime spot for families & commuters alike! This home is equipped with various upgrades including central air-conditioning, charcoal water filter & water softener, dual appliance sets (upstairs & basement suite), heated double detached garage, zero maintenance great landscaping, modern finishings throughout and has one neighbour (as it is the unit on the end of the townhome block)! As you enter the home, you are welcomed into the bright living areas, with closet off entry way, perfect for tucking away outerwear. The living room is spacious with a huge front facing window and seamlessly leads into the dining area with space for 6-8 seater formal table. The kitchen is luxurious and sure to impress guests, finished with a central quartz island with breakfast bar seating & microwave slot, pendant feature lighting along with recessed pot lighting, plenty of dual tone custom cabinetry with black hardware, grey tile backsplash, dual basin sink with large window above for natural light, pantry and stainless steel appliances including french door fridge with bottom freezer, microwave, electric stove, range hood fan and built-in dishwasher! Just off the kitchen you have a large mudroom with built-in hooks for jackets and door leading to rear deck & backyard - nicely combining indoor/outdoor living spaces. Also on the main level you have a tucked away 2pc bathroom, great for guest use. Heading upstairs, you have the perfect layout either 3 good size bedrooms, one is being used as a tv room but can be easily

converted back to a third bedroom, all this is on this level, with the master featuring a grand walk-in closet with built-in organization shelves & private 4pc ensuite bathroom with glass shower and large vanity. Completing the upper level is a shared 4pc bathroom with tub/shower combo and laundry area with stacked washer/dryer. This home is unique in that it offers a legal basement suite (the perfect mortgage helper) with fully equipped kitchen including fridge, stove & dishwasher, good sized dining & living rooms, a large bedroom, 4pc bathroom and separate laundry space. This suite is currently occupied by a fantastic tenant paying \$1,300/month (including utilities). Outside, the fully fenced backyard has been nicely landscaped and offers a raised deck, stone patio, storage shed and access to the heated double detached garage! This is a home you don't want to miss out on - book your showing and come view today!