



GRASSROOTS
REALTY GROUP

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**405, 125 Wolf Hollow Crescent SE
Calgary, Alberta**

MLS # A2206175



\$549,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	957 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M2
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows

Inclusions: Additional leased storage included with 99 year lease on same floor as unit purchased by seller's. TV wall mount.

OPEN HOUSE SATURDAY APRIL 19 1-3 PM (CALL LISTING AGENT 403-617-4733 TO GREET YOU IN THE LOBBY AND TAKE YOU TO VIEW THIS FANTASTIC UNIT) DON'T WAIT TO BUILD!! This magnificent TOP FLOOR CORNER CONDO is ready for you! This is where luxury meets convenience. Located in the sought after community of Wolf Willow, this pristine unit offers unobstructed views and a perfect blend of style and comfort. With fantastic amount of windows allowing for tons of natural light that floods the space, accentuating the open concept design. The high ceilings and sleek upgraded finishes give this home an airy, expansive feel. The gourmet kitchen is a chef's dream, featuring high-end stainless steel appliances, custom cabinetry, and a spacious 9 ft. island for both meal prep and entertaining. The master suite is a peaceful retreat, boasting generous closet space and a spa like ensuite with shower and dual sink vanity with built inn drawers for maximum accessible storage and modern fixtures. The second bedroom offers versatile space for guests or an office and the additional bathroom is equally stylish and functional. Enjoy the convenience of ensuite laundry, secure titled parking and a your private wrap around balcony where you can relax and enjoy your morning coffee or evening with your glass of wine with peaceful unobstructed view. With modern amenities and impeccable design, this condo offers an unparalleled living experience. Whether you're a first time home buyer, a young professional, or simply seeking a change, this condo is the perfect place to call home and just steps away from Fish Creek Park, Bow River, and Blue Devil Golf Course. Additional storage locker located on same floor. *** Pet Friendly and close to off Leash Park***

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