



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2210123**



**\$825,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,099 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Lumenox Exterior Lights, removable hatch over basement window

Welcome to this stunning home, ideally located just moments from the beautiful Blue Devil Golf Course in the vibrant and newly developed community of Wolf Willow. Thoughtfully designed, this residence features three bedrooms, two and a half bathrooms, and a functional layout that suits families, professionals, or anyone seeking to settle in one of Calgary's most desirable neighborhoods. As you step inside, you're greeted by stylish and durable vinyl flooring that runs throughout the main level. The kitchen immediately catches the eye with its sleek design, equipped with modern black stainless steel built-in appliances, granite countertops, a spacious kitchen island, and ample cabinetry for all your storage needs. The living room is filled with natural light thanks to large windows and sliding doors that open directly to a generously sized backyard. This outdoor space includes a pergola complete with lighting, creating an inviting area for relaxing or entertaining. Adjacent to the living room, the dining area offers a lovely view of the backyard through a large window, providing an ideal setting for both everyday meals and special gatherings. A convenient two-piece bathroom is located on the main floor, along with access to the double attached garage, which is enhanced by an overheight garage door for greater flexibility. Upstairs, plush carpeting adds warmth and comfort throughout the second level. Two spacious bedrooms provide versatility, whether used for children, guests, or a home office. A four-piece bathroom with granite countertops adds both style and function to this floor. A central family room on the second level offers a welcoming space for movie nights, game days, or a cozy reading corner. The primary bedroom serves as a private retreat, complete with a walk-in closet and a luxurious five-piece ensuite. This spa-inspired bathroom

includes a built-in tub, granite countertops, an oversized glass shower with a bench, and a rainfall showerhead for the ultimate at-home relaxation. The unfinished basement presents a world of potential, ready to be transformed into a gym, recreation room, or additional living area—tailored to fit your lifestyle. Living in Wolf Willow means enjoying a community filled with exceptional amenities. Residents are just minutes from the Blue Devil Golf Course, themed playgrounds, a parkour course, and a sprawling nine-acre off-leash dog park equipped with agility features. The neighborhood also provides easy access to scenic parks and walking paths along Fish Creek Park, the Bow River, and Sikome Lake. Commuters will benefit from nearby bus routes, the Somerset-Bridlewood LRT station, and quick connections to Stoney Trail. With two future schools planned, Wolf Willow is an excellent choice for families looking to establish long-term roots. Don't miss this opportunity to call a beautifully designed home in Wolf Willow your own!