

**52 Wolf Hollow Road SE**  
**Calgary, Alberta**

**MLS # A2194557**



**\$579,990**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,844 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-GM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** None

Welcome to Wolf Willow! One of Calgary's newest and most scenic communities. Come visit this gorgeous WestCreek semi-detached side by side home. This home boasts over 1800 sq feet of above grade finished luxury living. The main floor showcases a gourmet kitchen that includes a large island for enjoying and preparing meals, quartz countertops, a trendy backsplash and stainless steel appliances. Just off the kitchen is a handy mudroom leading to the attached oversized single garage. The adjoining dining and living rooms are spacious and are perfect for entertaining family and friends. The main area also has a flex room that can be used for either an additional bedroom and/or office and is situated next to a 3 pc full bathroom. Head upstairs and you will be greeted to 3 more bedrooms, two bathrooms and a large laundry room. The primary bedroom comes with a walk in closet and 4 pc ensuite with dual vanities. The basement is full and unfinished which is perfect for someone to create the below grade space of their dreams. A side outdoor entrance provides future opportunities for a legal suite. Wolf Willow is walking distance to the Blue Devil Golf Course, The Bow River, shops, parks and miles of walking paths. This home is also situated just a short drive away from the South Calgary LRT station. Come see what beautiful, serene natural living looks like in the heart of South Calgary. Book your visit today!