

# \$729,000 - 100 Wolf Hollow Villas Se, Calgary

MLS® #A2203369

**\$729,000**

3 Bedroom, 3.00 Bathroom, 1,881 sqft

Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Improved Pricing: Brand new gorgeously designed detached home with a south-facing backyard in the tranquil community of Wolf Willow that idyllically borders the Fish Creek Park and the Bow River Valley. Great curb appeal immediately impresses with stone detailing and an insulated and drywalled double attached garage. Inside this beautiful home are timeless finishes, designer selections and outstanding upgrades making it a true sanctuary. The modern kitchen inspires culinary creativity featuring stainless steel appliances, stone countertops, full-height cabinets and a centre island with casual breakfast bar seating. Centring the open concept space is the large dining room with clear sightlines making it perfect for entertaining. Sit back and relax in front of the fireplace in the inviting living room while oversized windows frame backyard views and stream in natural light. Spend your downtime hanging out as a family in the upper level bonus room enjoying movies and games nights or lazy weekends lounging. Retreat at the end of the day to the luxurious primary bedroom with a large walk-in closet and a lavish ensuite boasting dual vanities, no need to share! Both additional bedrooms on this level are spacious and bright, sharing the 5-piece main bathroom, no more listening to the kids fight over the sink! The sunny south-facing backyard will be your favourite warm weather destination for barbeques and time spent unwinding on the expansive deck



while kids and pets play in the large yard. Phenomenally located in this breathtaking new neighbourhood, walk to the Bow River, Fish Creek Park and beyond! Many more amenities and developments are expected within this new and vibrant community that is well connected to recreation and social activities. In the meantime, take advantage of the fantastic shopping, dining and amenities in Walden, Legacy and Chaparral. Easy access to McLeod Trail when you do need to leave the area too. Brand new, move-in ready, loaded with upgrades and an unsurpassable location â€“ this home has it all!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203369    |
| Price          | \$729,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,881       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 100 Wolf Hollow Villas Se |
| Subdivision | Wolf Willow               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 4M6                   |

Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                        |
| Fireplaces        | Electric, Living Room                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                                         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 44               |
| Zoning         | R-G              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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