

# \$699,900 - 71 Wolf Hollow Park Se, Calgary

MLS® #A2205934

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,562 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Welcome to this immaculate attached end unit (with NO CONDO FEES) & legal suite in basement! Located in the desirable community of Wolf Willow 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!

Built in 2020

### **Essential Information**

MLS® #	A2205934
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,562
Acres	0.06

Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	71 Wolf Hollow Park Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4M8

### Amenities

Parking Spaces	3
Parking	Heated Garage, Off Street, Double Garage Detached, Garage Faces Rear, On Street, Secured
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Built-in Features, Closet Organizers, Crown Molding, See Remarks, Recessed Lighting
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard, Other, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	26
Zoning	R-Gm

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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