

# \$654,000 - 59 Wolf Hollow Way Se, Calgary

MLS® #A2234300

## \$654,000

3 Bedroom, 4.00 Bathroom, 1,344 sqft

Residential on 0.07 Acres

Wolf Willow, Calgary, Alberta

Pride of ownership exudes from this gorgeous 3 bed, 3.5 bath home that comes with an O/S double detached garage and a fully finished basement with it's own private side entrance. The main level consists of an open plan with 9' ceilings, beautiful vinyl plank flooring and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight with upgraded S/S appliances, gas stove, custom cabinets, quartz countertops plus a large center island/breakfast bar that overlooks the spacious living room and separate dining area with a built-in bench offering extra storage. Completing the main floor is a 2pc powder room plus a good sized mud room leading to the lovely backyard. Upstairs you will find an oversized primary bedroom with a walk-in closet and a 4pc ensuite featuring a soaker tub/shower combination. Two additional bedrooms, another 4pc bath and laundry area complete the upper level. The basement is fully finished with a separate side entry door and offers a huge family room plus a flex area currently being used as a 4th bedroom. Completing the lower level is another 4pc bath plus extra storage space. The exterior is fully fenced and landscaped offering a Resort like private backyard with a huge 32' X 15' back deck plus a chain-link fenced dog run. Additional bonuses included Central A/C plus an oversized double detached garage with a back lane. You will love this newly developed area of Calgary offering walking paths,



playgrounds, dog parks plus easy access to all the amenities of Chaparral/Walden and easy access to main roadways. This neighborhood is a joy to live in.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234300    |
| Price          | \$654,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,344       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 59 Wolf Hollow Way Se |
| Subdivision | Wolf Willow           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 1T8               |

**Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                   |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized |
| # of Garages   | 2                                                                                   |

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
|              | Counters, Storage, Walk-In Closet(s), High Ceilings                                                                                  |
| Appliances   | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner |
| Heating      | High Efficiency, Forced Air, Natural Gas                                                                                             |
| Cooling      | Central Air                                                                                                                          |
| Has Basement | Yes                                                                                                                                  |
| Basement     | Finished, Full                                                                                                                       |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Dog Run                                                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Dog Run Fenced In, Private |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 79              |
| Zoning         | R-G             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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