

\$1,200,000 - 137 Wolf Hollow Villas Se, Calgary

MLS® #A2124731

\$1,200,000

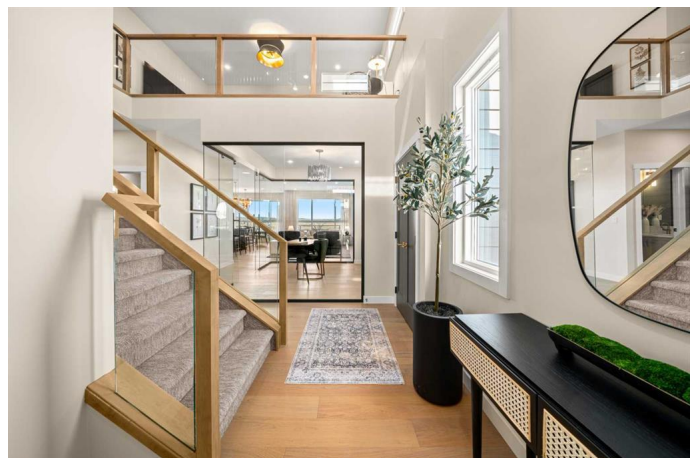
4 Bedroom, 4.00 Bathroom, 2,431 sqft

Residential on 0.09 Acres

Wolf Willow, Calgary, Alberta

Absolutely stunning new build walkout from Trico Homes that is fully loaded with upgrades and backs onto Fish Creek Park with breathtaking views from all levels of the home.

This fully developed two-storey home with walkout basement features 4 bedrooms and 3.5 bathrooms. From the moment you walk in you will be blown away by the incredible design, upgrades and staging in the home. Every space has been well thought out and utilized to ensure every square inch of this home is perfect. The open concept belly of the home is a stunning combination of the kitchen, great room and dining area. The gourmet kitchen has beautiful full height white cabinets, plenty of counter space, built in stainless steel appliance package including gas range, custom hood fan and centre island with sink. The dining area has unbelievable views to enjoy during meals. The great room is anchored by the central fireplace surrounded by custom woodwork and built ins making this room an ideal place to entertain guests. The spacious balcony is a great area to enjoy bbq'ing on those spring and summer days enjoying the beautiful views and sounds of this serene setting. Fully glassed home office with custom sliding barn doors is a unique item you will not find anywhere else. The rear mudroom boasts built in lockers and convenient dog wash, a must have for all dog owners. The upper level features the primary suite that is separated from the other two bedrooms by the central bonus room and is something to



behold with luxurious 5-piece ensuite including soaker tub, large custom built glass walk in shower with quartz bench, dual sinks and massive walk in closet. The study area outside the two additional bedrooms is a perfect space for kids. The upper laundry room is ideally located between all the bedrooms and has plenty of utility space and storage. The lower level has the 4th bedroom and full bathroom, beer room, wet bar, games area, rec room and fitness room making this developed space an amazing feature of the home. You can walk out onto the concrete patio and access the backyard from the lower level and enjoy playing in the yard surrounded by views of Fish Creek Park. Also included with the home are all the furniture, accessories and contents making this property truly the full package. Hunter Douglas power blinds, A/C, designer light fixtures and plumbing are some key upgrades of note.

Built in 2023

Essential Information

MLS® #	A2124731
Price	\$1,200,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,431
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	137 Wolf Hollow Villas Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wet Bar
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 20th, 2024
Date Sold	April 24th, 2024
Days on Market	3
Zoning	R-G
HOA Fees	0.00

Listing Details

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