

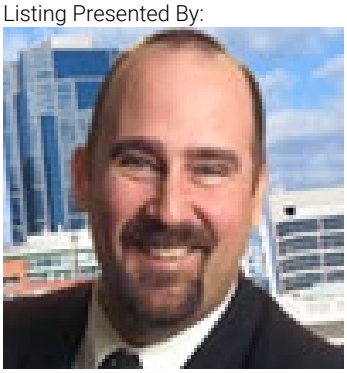
141 Wolf Hollow Villas Calgary Alberta

$1,150,000

HALLOWEEN SPECIAL: THE SELLER WILL PAY FOR YOUR LAWYER FEES OR PROVIDE A $5000 REFERRAL FEE. OPEN HOUSE OCTOBER 31ST SATURDAY 3:00 PM TILL 5:00 PM. CHOCOALATE BARS AND KRISPY KREME WIL BE SERVED. Nestled in the highly desirable Wolf Willow community, 141 Wolf Hollow Villas SE offers an exceptional blend of modern design, family functionality, and access to some of Calgary's best outdoor amenities. Located near the Bow River, extensive pathway networks, the Blue Devil Golf Club and natural green spaces, this property benefits from the lifestyle appeal that has made Wolf Willow one of Calgary's fastest-growing southeast communities. This custom home offers an open floor plan with 19 foot ceilings and a Chef Inspired Dream Kitchen. information, the home features a well-designed open-concept main level that seamlessly connects the kitchen, dining, and living area, creating an inviting space for both daily family life and entertaining. The inclusion of practical features such as a mudroom, double walk thru pantry, 6' linear fireplace, and attached oversized garage fully insulated and painted with an epoxy floor. The incredible 196 upgrades are thoughtfully planned in this show home to meet the expectations of today's sophisticated buyers.One of the property's strongest selling points is its location within Wolf Willow. Residents enjoy the views of the fish creek lagoons, the bow river and Calgary's Downtown Skyline. There is a rear gate that allows for quick access to walking and cycling paths, river valley recreation, and nearby amenities, while still maintaining convenient connections to major roadways including Stoney Trail and Deerfoot Trail. The community has become increasingly attractive to families, professionals, and outdoor enthusiasts seeking a balance between urban convenience and natural surroundings.The surrounding Wolf Hollow Villas streetscape is charact...

4pc Bathroom 9.50 Ft x 5.00 Ft
5pc Bathroom 12.00 Ft x 9.50 Ft
Primary Bedroom 14.00 Ft x 13.00 Ft
Bedroom 13.25 Ft x 10.25 Ft
Bedroom 11.25 Ft x 10.33 Ft
Other 35.25 Ft x 23.50 Ft
Dining room 13.00 Ft x 6.00 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Foyer 9.75 Ft x 7.00 Ft
Other 16.75 Ft x 11.17 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Family room 15.08 Ft x 13.25 Ft

Laundry room 6.75 Ft x 6.25 Ft

Other 9.50 Ft x 5.17 Ft

Living room 16.75 Ft x 14.00 Ft

Other 9.00 Ft x 8.17 Ft

Pantry 7.50 Ft x 5.50 Ft