



# 45 Wolf Hollow Common Calgary Alberta

\$988,000

Set on a desirable corner homesite with a west-facing backyard, 45 Wolf Hollow Common SE presents a beautifully designed home that blends modern finishes, functional family living, and income potential with a fully developed 2-bedroom legal basement suite. Located in the growing and scenic community of Wolf Willow, this property offers convenient access to parks, pathways, and the natural beauty of the nearby Bow River valley. The main floor showcases a bright, open-concept design enhanced by engineered hardwood flooring, large windows, and a striking open-to-below feature that fills the space with natural light. The spacious living room is anchored by a stylish electric fireplace with tile surround and mantle, creating a warm focal point for relaxing or entertaining. At the heart of the home, the kitchen is thoughtfully appointed with dual-tone cabinetry, 48" upper cabinets with crown moulding and riser, engineered quartz countertops, and a waterfall island with eating bar. Culinary enthusiasts will appreciate the gas cooktop, built-in oven and microwave, wood hood fan, Silgranit sink, and walk-through pantry, offering both style and everyday convenience. A main floor bedroom and full bathroom provide excellent flexibility for guests, multigenerational living, or a private home office. The dining area opens onto the 10' x 11' deck complete with railing, stairs, and gas line, making it ideal for outdoor dining and summer gatherings. The west-facing backyard enjoys evening sun and is fully landscaped, adding to the home's curb appeal. Upstairs, a large bonus room creates additional living space for family relaxation or entertainment. The upper level also features three spacious bedrooms with large windows, including a well-appointed primary retreat complete with a walk-in closet and an elegant ensuite featuring dual sinks, a soaker tub, and a fully tiled shower with 10...

- 4pc Bathroom 8.17 Ft x 4.83 Ft
- Bedroom 9.25 Ft x 9.92 Ft
- Bedroom 11.67 Ft x 9.92 Ft
- Kitchen 10.67 Ft x 9.67 Ft
- Recreational, Games room 10.67 Ft x 9.58 Ft
- Furnace 10.17 Ft x 17.83 Ft

- Kitchen 15.25 Ft x 12.58 Ft
- Living room 10.33 Ft x 15.25 Ft
- 5pc Bathroom 10.50 Ft x 9.33 Ft
- 5pc Bathroom 10.50 Ft x 12.33 Ft
- Bedroom 12.33 Ft x 9.83 Ft
- Bedroom 10.08 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**  
 #10, 6020 - 1A ST SW , Calgary, AB,  
 Phone: 403-259-4141  
 darylcarlson@shaw.ca

3pc Bathroom 4.83 Ft x 8.67 Ft

Bedroom 10.75 Ft x 9.75 Ft

Dining room 11.92 Ft x 10.08 Ft

Foyer 7.75 Ft x 10.67 Ft

Family room 11.75 Ft x 15.58 Ft

Laundry room 8.50 Ft x 6.17 Ft

Primary Bedroom 11.75 Ft x 15.00 Ft