

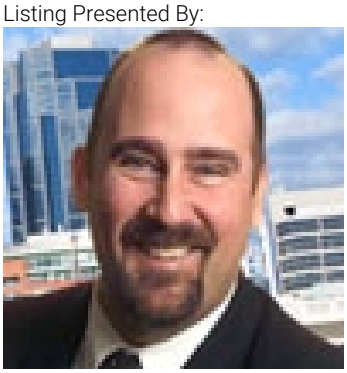
72 Wolf Hollow Villas Calgary Alberta

$784,900

Exceptionally stylish, near new custom bungalow in Wolf Willow, with all the finishing touches complete. Finished basement, established outdoor spaces and thoughtful extras already in place. Set on a sunny south-facing backyard just steps from the Bow River pathway system, this stunning turnkey home lets you settle in without the build-time wait or the added expense, time and inconvenience of developing a basement, landscaping a yard or completing outdoor projects after possession. Nearby residential construction is largely complete, and the surrounding streetscape is made up of single family homes. Thoughtfully designed for comfort, efficiency and everyday ease, 10 solar panels, hot water on demand, a high performance HVAC system and central air conditioning keep the home comfortable year round. An Alexa hub, security system & remote controlled window blinds add smart home convenience, while a 50 Amp EV outlet makes fast at home charging easy. Inside, vaulted ceilings and 9 foot ceilings including in the finished basement bring an open, airy feel, while easy care luxury vinyl plank flooring flows throughout the main level. The well planned layout makes excellent use of every square foot, with a total of three bedrooms, two and a half bathrooms, main floor laundry, a dedicated home office, two fireplaces and plenty of storage throughout. The beautifully finished kitchen brings together full height cabinetry, a large centre island, two pantries and a dedicated coffee bar, while additional side windows carry natural light through the dining and living areas. The spacious living room welcomes relaxation or entertaining, while the generous primary suite offers a five piece ensuite with dual sinks. Downstairs are two large bedrooms, a four piece bathroom, a spacious family room with fireplace plus a flex space to suit your needs. The finished double attached garage adds...

Family room 15.25 Ft x 29.33 Ft
4pc Bathroom 7.92 Ft x 8.75 Ft
Bedroom 11.42 Ft x 14.00 Ft
Bedroom 11.83 Ft x 13.92 Ft
Storage 6.33 Ft x 9.67 Ft
Furnace 9.67 Ft x 25.08 Ft
Dining room 12.58 Ft x 8.00 Ft
Living room 13.50 Ft x 14.08 Ft
Office 9.08 Ft x 10.00 Ft
2pc Bathroom 5.33 Ft x 5.33 Ft
Primary Bedroom 12.00 Ft x 14.08 Ft
5pc Bathroom 11.83 Ft x 8.92 Ft

Listing Presented By:



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Kitchen 12.75 Ft x 13.67 Ft

Other 9.42 Ft x 5.00 Ft