

177 Wolf Hollow Villas SE  
Calgary, Alberta

MLS # A2187643

**\$959,000**



<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,121 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** none

Welcome to this stunning BRAND NEW, NEVER LIVED IN Trico Home, a beautifully designed 4-bedroom, 3.5-bathroom residence with a WALKOUT BASEMENT, backing directly onto the FISH CREEK PARK. Located in the vibrant and family-friendly community of Wolf Willow, this home offers modern elegance, comfort, and convenience. Step inside to find a welcoming foyer with rich hardwood flooring that extends throughout the main level. A short hallway leads you into the open-concept living space, seamlessly connecting the kitchen, dining area, and living room—perfect for both daily living and entertaining. The stylish kitchen is equipped with brand-new built-in appliances, quartz countertops, and a spacious island that provides additional seating and prep space. Expansive windows in the dining and living areas flood the space with natural light while offering serene views of the backyard and Fish Creek Park. A convenient 2-piece bathroom completes the main floor. Upstairs, the home features three generously sized bedrooms, all with plush carpeting for added comfort. Two secondary bedrooms are ideal for children, guests, or a home office, and they share a well-appointed 4-piece bathroom. The primary suite is a true retreat, showcasing a large window overlooking the backyard, a luxurious 4-piece ensuite with a double vanity, and a spacious walk-in closet. A dedicated laundry room on this level adds to the home’s functionality. The fully finished walkout basement extends the living space, featuring a large recreation room, an additional bedroom, another full 4-piece bathroom and access to your own wet bar. This level provides direct access to the backyard, where you can step out and enjoy the beauty of Fish Creek Park right at your doorstep. Wolf Willow is a highly sought-after community, just moments away from scenic walking trails along the river and the

renowned Blue Devil Golf Course. The neighborhood also offers nearby shops, planned future schools, and easy access to major routes such as Macleod Trail and Deerfoot Trail, ensuring a seamless commute. Don't miss your opportunity to own this exceptional home in Wolf Willow today!