

**67 Wolf Hollow Park SE
Calgary, Alberta**

MLS # A2234102



\$599,000

Division:	Wolf Willow		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Modern Townhouse in Wolf Willow | 3 Beds | 3.5 Baths | Private Yard | Heated Double Garage | SEPARATE BASEMENT ENTRY Huge Price Reduction & Unmatched Value in Wolf Willow! Welcome to elevated townhouse living in one of Calgary's most desirable riverside communities! This stunning 3-bedroom, 3.5-bathroom home offers over 2,100 sq. ft. of professionally designed living space, loaded with premium upgrades and move-in ready comfort. The main level features a bright open-concept layout with a spacious living room, modern kitchen with double waterfall quartz countertops, under-cabinet lighting, and a dedicated dining space complete with a dry bar & ideal for entertaining. Upstairs, enjoy dual primary suites, each with its own ensuite bathroom and walk-in closet, plus vaulted ceilings in the primary bedroom for that extra touch of luxury. The fully finished basement offers even more flexibility with a third bedroom, full bath, rec room, and—rare for townhomes—a SEPARATE BASEMENT ENTRY. Perfect for extended family, a private guest suite, or even future Airbnb/rental potential (subject to city approval). Step outside to your own private fenced yard—ideal for kids, pets, or soaking up the sun. The double detached heated garage gives you secure parking and extra storage space all year round. Zoned furnace system Speaker rough-ins (indoor & outdoor) Elegant wainscoting Bidet-ready outlets in the main and ensuite baths Incredible location just steps from the Bow River, scenic paths, parks, and future retail & amenities Whether you're a family looking for space and style, or an investor seeking value and potential—this home checks every box. Act fast—this one won't last at the new price! Book your showing today and step into Wolf Willow living at its finest.