

**157 Wolf Hollow Drive SE**  
**Calgary, Alberta**

**MLS # A2284283**



**\$734,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,278 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Trico Homes &ndash; The Heart of Home Building. Discover your ideal home in one of Calgary's most desirable communities and surrounding areas. This stunning 4 BEDROOM, 3 BATHROOM HOME offers thoughtful design and exceptional craftsmanship throughout. The main floor features a FULL BEDROOM AND BATHROOM, perfect for guests or multigenerational living. Enjoy a GORGEOUS OPEN-CONCEPT LAYOUT that seamlessly connects the living, dining, and kitchen spaces, creating the perfect setting for both relaxation and entertaining. The WALK-THROUGH PANTRY and MUD ROOM provide convenient everyday functionality, while the LARGE REAR DECK extends your living space outdoors. Upstairs, the PRIMARY BEDROOM offers comfort and style with plenty of room to unwind. The BONUS ROOM is ideal for a family lounge, play area, or home office, and the SECONDARY BEDROOMS are spacious and versatile. Elegant finishes throughout the home include STUNNING FLOORS and QUARTZ COUNTERTOPS in every room. Modern comfort is enhanced with TANKLESS HOT WATER, ensuring energy efficiency and endless hot water for your family. Located in the picturesque community of WOLF WILLOW, this home offers UNPARALLELED ACCESS TO THE BOW RIVER and Calgary's stunning natural beauty. With nearby parks, trails, and convenient urban amenities, this home perfectly combines nature, comfort, and contemporary living. Don't miss your chance to view this beauty - contact the Showhome today! \*Measurements are pulled from builder drawings\*