



THE
A-TEAM

**RE/MAX
FIRST**

132 WOLF HOLLOW Crescent, Calgary T2X 1T8

MLS®#: **A2192140** Area: **Wolf Willow** Listing Date: **03/06/25** List Price: **\$845,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,982 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,098**
 Low Sqft:
 Ttl Sqft: **2,098**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Composite Siding,Stone,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`10"	Dining Room	Main	9`9" x 9`6"
Foyer	Main	7`2" x 9`8"	Kitchen	Main	18`7" x 12`2"
Living Room	Main	13`0" x 15`8"	4pc Bathroom	Upper	8`8" x 4`10"
5pc Ensuite bath	Upper	13`5" x 11`2"	Bedroom	Upper	12`5" x 12`10"
Bedroom	Upper	9`10" x 14`3"	Family Room	Upper	18`8" x 12`9"

Laundry
Walk-In Closet

Upper
Upper

5`1" x 7`10"
4`7" x 13`0"

Bedroom - Primary
Furnace/Utility Room
Legal/Tax/Financial

Upper
Upper

12`10" x 16`8"
21`9" x 18`9"

Title:
Fee Simple
Legal Desc:

2010133

Zoning:
R-G

Remarks

Pub Rmks:

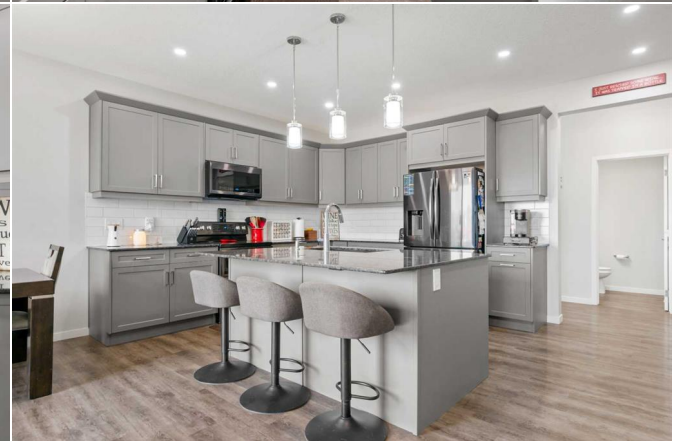
Welcome to this stunning home located just seconds away from the beautiful Blue Devil Golf Course, situated in the vibrant and brand new community of Wolf Willow. This thoughtfully designed home offers 3 bedrooms, 2.5 bathrooms, and a functional layout that is perfect for families, professionals, or anyone looking to settle into this sought-after neighborhood. Step inside to discover vinyl flooring throughout the main level, offering both durability and modern style. Walking in, you'll immediately notice the sleek kitchen, featuring new BLACK STAINLESS STEEL BUILT-IN appliances, granite countertops, a spacious kitchen island, and an abundance of cabinet space to keep everything organized. Head into the living room, where natural light streams in through large windows and sliding doors that provide direct access to your oversized backyard. The backyard features a pergola with outdoor lighting. The bright and airy atmosphere makes this space perfect for entertaining or simply relaxing after a long day. Just off the living room, the dining area offers a picturesque view of the backyard through a large window, making it a wonderful spot for family meals or casual gatherings. Completing the main level is a convenient 2-piece bathroom and access to the double attached garage, which features an overheight garage door for added versatility. Upstairs, the second level features plush carpet throughout. Two generously sized bedrooms offer flexibility, whether you need space for children, guests, or a home office. This floor also includes a 4-piece bathroom with granite countertops for added style and functionality. The second level family room creates the perfect spot for family game nights, movie marathons, or a comfortable reading nook. The primary bedroom is a private retreat, complete with its own walk-in closet and a luxurious 5-piece ensuite. The ensuite features a built-in tub, granite countertops, an OVERSIZED GLASS SHOWER WITH A BENCH, and a RAINFALL SHOWERHEAD to create a spa-like experience right at home. The unfinished basement is a blank canvas, ready for your personal touch. Whether you envision a home gym, recreation room, or additional living space, the options are endless. Living in Wolf Willow means you are surrounded by incredible amenities. Enjoy being minutes away from Blue Devil Golf Course, themed playgrounds, a parkour course, and the Wolf Willow off-leash dog park, which spans 9 acres and includes agility equipment. The community also offers convenient access to parks and pathways along Fish Creek Park, the Bow River, and Sikome Lake. Commuters will appreciate the easy access to bus routes, the Somerset-Bridlewood LRT station, and Stoney Trail. Plus, Wolf Willow has plans for two future schools, making it an ideal place for families to put down roots. Don't miss your chance to make this beautiful home in Wolf Willow your own!

Inclusions:
Property Listed By:

**Lumenox Exterior Lights, removable hatch over basement window
eXp Realty**

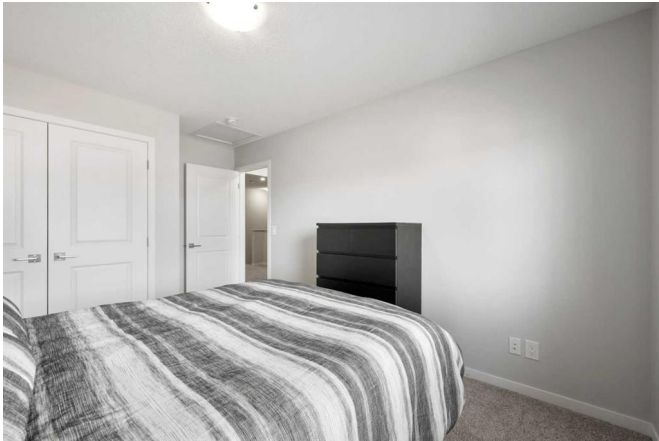
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

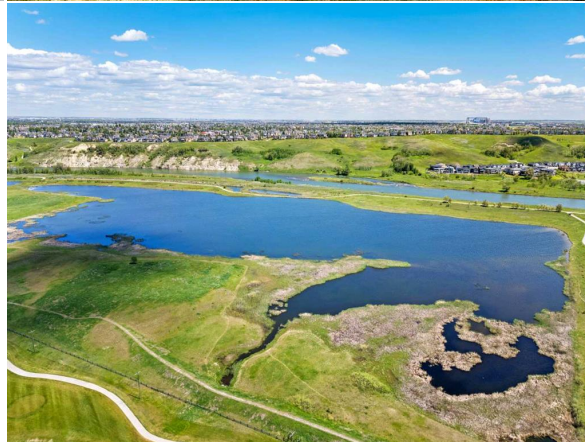












132 Wolf Hollow Cres S E, Calgary, AB

Main Floor Exterior Area 543.00 sq ft
Interior Area 758.52 sq ft
Excluded Area 417.46 sq ft



0 5 10 ft

PREPARED: 2024/02/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

132 Wolf Hollow Cres S E, Calgary, AB

1st Floor Exterior Area 1205.23 sq ft
Interior Area 1381.28 sq ft



0 4 8 ft

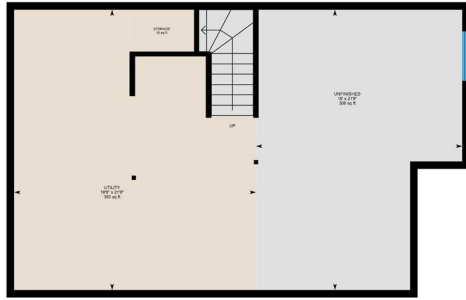
PREPARED: 2024/02/28



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132 Wolf Hollow Cres S E, Calgary, AB

Basement (Below Grade) Exterior Area 704.14 sq ft
Interior Area 719.93 sq ft



PREPARED 2025/02/28



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.