

# \$959,000 - 177 Wolf Hollow Villas Se, Calgary

MLS® #A2187643

**\$959,000**

4 Bedroom, 4.00 Bathroom, 2,121 sqft  
Residential on 0.09 Acres

Wolf Willow, Calgary, Alberta

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!

Built in 2025

### Essential Information

MLS® #	A2187643
Price	\$959,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,121
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	177 Wolf Hollow Villas Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5K1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	48

### **Listing Details**

Listing Office	eXp Realty
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