JOSH DESGAGNE REAL ESTATE

780-518-7428
desgagnesold@gmail.com

45 Wolf Hollow Common SE Calgary, Alberta

MLS # A2293725

$988,000

Division:	Wolf Willow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,225 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	6	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Set on a desirable corner homesite with a west-facing backyard, 45 Wolf Hollow Common SE presents a beautifully designed home that blends modern finishes, functional family living, and income potential with a fully developed 2-bedroom legal basement suite. Located in the growing and scenic community of Wolf Willow, this property offers convenient access to parks, pathways, and the natural beauty of the nearby Bow River valley. The main floor showcases a bright, open-concept design enhanced by engineered hardwood flooring, large windows, and a striking open-to-below feature that fills the space with natural light. The spacious living room is anchored by a stylish electric fireplace with tile surround and mantle, creating a warm focal point for relaxing or entertaining. At the heart of the home, the kitchen is thoughtfully appointed with dual-tone cabinetry, 48” upper cabinets with crown moulding and riser, engineered quartz countertops, and a waterfall island with eating bar. Culinary enthusiasts will appreciate the gas cooktop, built-in oven and microwave, wood hood fan, Silgranit sink, and walk-through pantry, offering both style and everyday convenience. A main floor bedroom and full bathroom provide excellent flexibility for guests, multigenerational living, or a private home office. The dining area opens onto the 10’ x 11' deck complete with railing, stairs, and gas line, making it ideal for outdoor dining and summer gatherings. The west-facing backyard enjoys evening sun and is fully landscaped, adding to the home’s curb appeal. Upstairs, a large bonus room creates additional living space for family relaxation or entertainment. The upper level also features three spacious bedrooms with large windows, including a well-appointed primary retreat complete with a walk-in closet and an elegant ensuite featuring dual sinks, a soaker tub, and a

fully tiled shower with 10mm glass. The second full bathroom also includes dual sinks, while the convenient upper-level laundry adds everyday practicality. The fully finished legal basement suite offers outstanding versatility and value, complete with two bedrooms, a full kitchen, laundry, and included appliances—perfect for extended family, guests, or rental income potential. Durable luxury vinyl plank flooring completes the lower level. Additional highlights include central air conditioning, designer-selected lighting and window coverings, metal spindle railings, engineered quartz countertops throughout, and a double attached garage. The home’s exterior is finished with Hardie siding, providing durability and modern curb appeal. Combining thoughtful design, quality finishes, and a flexible layout with a legal suite, 45 Wolf Hollow Common SE offers an exceptional opportunity to enjoy comfortable family living with added income potential in one of southeast Calgary’s most exciting new communities.

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