



THE
A-TEAM

**RE/MAX
FIRST**

8 WOLF HOLLOW ROAD SE , Calgary T2X4M4

MLS® #: **A2098181** Area: **Wolf Willow** Listing Date: **12/18/23** List Price: **\$644,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **3,277 sqft**
Lot Shape:

Access:
Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Attached**

Finished Floor Area
Abv Sqft: **1,715**
Low Sqft:
Ttl Sqft: **1,715**

DOM

153
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`0" x 13`7"	Other	Main	8`7" x 10`3"
Dining Room	Main	11`0" x 8`9"	Kitchen	Main	10`6" x 13`2"
Bedroom - Primary	Upper	13`1" x 14`0"	Walk-In Closet	Upper	9`2" x 5`0"
Laundry	Upper	7`0" x 7`0"	Bedroom	Upper	9`11" x 11`4"
Bedroom	Upper	9`8" x 11`6"	4pc Bathroom	Main	8`9" x 5`9"

5pc Ensuite bath

Upper

18`3" x 6`5"

4pc Bathroom

Legal/Tax/Financial

Upper

9`6" x 5`6"

Title:
Fee Simple
Legal Desc:

0

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this 1,715 sq ft Birmingham model, located in the desirable community of Wolf Willow! This bright & spacious floor plan offers stunning modern design & luxury finishing. Open concept main level features; kitchen with massive island, mudroom with pantry, a spacious living room & dining area provides the space for entertaining family and friends, and an additional flex room that can be used as a guest suite or an in-home office! The upper level greets you with this stunning primary bedroom with a large walk-in closet & 4pcs en suite with his and hers sinks. Good sized 2nd & 3rd bedroom, a 4 pcs bathroom & conveniently located laundry complete this ideal upper level. Located in the community of Wolf Willow, this home is steps away from ample parks within the community, Fish Creek Park, Bow River, and a Golf Club. Wolf Willow will be home to future schools, a dog park, commercial development, walking trails, and most importantly your very own private communal garden located in your backyard! Book your viewing today!

Inclusions:
Property Listed By:

DISHWASHER, WASHER & DRYER, REFRIGERATOR, MICROWAVE, HOOD FAN, GARAGE REMOTE AND GARAGE CONTROL
CENTURY 21 BRAVO REALTY

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



