



THE
A-TEAM

**RE/MAX
FIRST**

42 WOLF HOLLOW Way, Calgary T2X 0M7

MLS® #: **A2124565** Area: **Wolf Willow** Listing Date: **04/18/24** List Price: **\$729,000**
Status: **Active** County: **Calgary** Change: **-\$30k, 04-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,186 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,807**
Low Sqft:
Ttl Sqft: **1,807**

DOM

31
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cleared,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Pantry,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`11" x 16`5"	Living Room	Main	13`0" x 18`0"
Dining Room	Main	9`11" x 8`4"	2pc Bathroom	Main	6`9" x 2`11"
Bedroom - Primary	Second	12`7" x 14`8"	4pc Ensuite bath	Second	9`10" x 11`1"
Bedroom	Second	9`10" x 10`9"	Bedroom	Second	10`0" x 10`9"
Bonus Room	Second	18`0" x 12`9"	Game Room	Lower	12`7" x 13`8"

Bedroom
3pc Bathroom

Lower
Lower

8`5" x 15`0"
5`1" x 8`0"

3pc Bathroom

Lower

7`7" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010133

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to your new home in Wolf Willow! This newer detached home of over 2300 sq. ft. of developed space has all the comforts of modern living. Start with the main floor, perfectly set up to spend time with family or entertain guests. The front entrance has a lovely foyer and expansive entrance hall, which leads to the combination living, kitchen, and dining room. The kitchen has a gas range, quartz countertops, an island with breakfast bar, and a large pantry with shortcut to the garage (great for bringing in groceries). The living room has a cosy electric fireplace, and the dining room has a door to the backyard deck and fenced yard, perfect for outdoor dining in the summer. On the upper level, the primary bedroom has a large en suite bath and walk-in closet. There are two more good sized bedrooms, and there's also a very large bonus room for a more casual hangout area, or home office. Another full bath and convenient laundry room complete this level. In the fully developed basement there is a theater room, another bedroom and bathroom perfect for guests, and good sized storage areas. The double attached garage is oversized and connects to the house through a mudroom. The backyard is fully fenced and offers so many opportunities for landscaping. And, for those hot summer days, enjoy the cooling comfort of central air conditioning. Come see why Wolf Willow is one of Calgary's most exciting new communities, with easy access to Stoney Trail and Deerfoot, the South Calgary Health Campus, lots of shopping and restaurants, and all the recreational opportunities of the Bow River pathway system!**

Inclusions:
Property Listed By: **-
MaxWell Canyon Creek**

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









