



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 WOLF HOLLOW Way, Calgary T2X 4L1**

MLS®#: **A2133139**      Area: **Wolf Willow**      Listing Date: **05/17/24**      List Price: **\$950,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **3,186 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,280**  
 Low Sqft:  
 Ttl Sqft: **2,280**

DOM

**44**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **5 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot,Zero Lot Line**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Electric,Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**  
 Int Feat: **Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Stone Counters,Storage,Sump Pump(s),Tankless Hot Water,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u>        | <u>Level</u>    | <u>Dimensions</u>    | <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>     |
|--------------------|-----------------|----------------------|--------------------------|-----------------|-----------------------|
| <b>Kitchen</b>     | <b>Main</b>     | <b>9`4" x 18`0"</b>  | <b>Dining Room</b>       | <b>Main</b>     | <b>12`8" x 9`0"</b>   |
| <b>Living Room</b> | <b>Main</b>     | <b>13`7" x 12`5"</b> | <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>11`11" x 12`0"</b> |
| <b>Bedroom</b>     | <b>Upper</b>    | <b>10`4" x 11`2"</b> | <b>Bedroom</b>           | <b>Upper</b>    | <b>12`2" x 9`4"</b>   |
| <b>Laundry</b>     | <b>Upper</b>    | <b>6`5" x 5`11"</b>  | <b>Den</b>               | <b>Main</b>     | <b>9`8" x 7`9"</b>    |
| <b>Game Room</b>   | <b>Basement</b> | <b>15`0" x 16`9"</b> | <b>Wine Cellar</b>       | <b>Basement</b> | <b>5`2" x 8`1"</b>    |
| <b>Other</b>       | <b>Basement</b> | <b>6`3" x 8`8"</b>   | <b>2pc Bathroom</b>      | <b>Basement</b> | <b>6`4" x 6`8"</b>    |

3pc Bathroom  
5pc Ensuite bath

Main  
Upper

6`2" x 9`0"  
15`4" x 11`6"

5pc Bathroom

Upper

8`6" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2010133**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**\* Former Show home - Award-winning Elliot Model - Ultra Specifications Level - Jayman BUILT \* Thoughtfully designed and waiting for you! \* Exquisite & beautiful, you will immediately be impressed by this fully finished home in the brand-new WOLF WILLOW community where you're only a few minutes away from the Bow River, Blue Devil golf course, transit, schools, parks, paths, shopping, dog park, and so much more! A soon-to-be lovely neighborhood with great amenities welcomes you into 3000+ sq ft of air-conditioned luxury, craftsmanship & design, offering a unique open floor plan boasting a stunning GOURMET kitchen featuring a beautiful extended Flush WATERFALL island accented w/ pendant lighting, QUARTZ COUNTERS, pantry & Sleek Stainless Steel Upgraded Appliances adjacent to Dining Area that flows nicely into the spacious Extended Great Room. Engineered hardwood floors grace the Main floor, stunning flooring in all Baths & laundry, and a beautiful DEN that welcomes you in upon entry. The 2nd level boasts 3 bedrooms, convenient laundry, a centralized Bonus Room, and a grand primary suite offering double doors entry, high ceilings, a private interior walk-in closet, DUAL VANITIES, a standing Soaker Tub, an alone Shower & heated floors. Already done for you, you can enjoy the FULLY FINISHED basement that boasts a Media/Red Room, Wine Room, Wet Bar with beverage center, and 2pc bath. JUST GORGEOUS! Other upgrades include glass railing, 3 zone climate control, 9 ft passage doors, 9 ft & 11 ft ceilings, gasline on the BBQ deck, tall double door patio doors, Gemstone eave lighting, and custom fireplace in the den/office area. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Gold Key Service plan: Protect your most significant investment with our Gold Key Service. Get peace of mind at your annual visit and for years to come. A certified Customer Care Specialist will provide preventative maintenance to ensure the efficiency of your home systems, support your warranty, and provide a historical record of all work completed on your home. Your annual membership includes a 24-hour emergency dispatch for extra peace of mind. We're just a phone call away in an emergency and will connect you with a Jayman-certified trade partner at preferred rates.**

Inclusions:  
Property Listed By:

**Basement beverage fridge  
Jayman Realty Inc.**

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





