



THE
A-TEAM

**RE/MAX
FIRST**

23 WOLF HOLLOW Road, Calgary T2X0M7

MLS® #: **A2163285** Area: **Wolf Willow** Listing Date: **09/10/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,519 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,309**
 Low Sqft:
 Ttl Sqft: **2,309**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`11" x 15`0"	2pc Bathroom	Main	0`0" x 0`0"
Nook	Main	16`0" x 9`6"	Bedroom - Primary	Upper	14`0" x 14`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	12`9" x 14`10"	Bedroom	Upper	10`0" x 11`11"
Bedroom	Upper	10`4" x 11`0"	Office	Main	5`8" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311754

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the Encore ZLL model, a stunning new home in Wolf Willow, Calgary's premier riverside community nestled in the Bow River Valley. Built in 2024, this 3-bedroom, 2.5-bath residence boasts a spacious 2,309 sq.ft. layout with a modern open-concept main floor. Enjoy a walk-through pantry, 5-piece owner's ensuite, and a convenient walk-in closet connected to the laundry room. The west-facing backyard features a rear deck, perfect for relaxation. Additional highlights include a double attached garage, separate basement entrance, main floor pocket office, and quartz countertops throughout. Stainless steel kitchen appliances complete this elegant package. Photos are representative**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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

