



**23 WOLF HOLLOW Way, Calgary T2X 0M7**

MLS®#: **A2166546** Area: **Wolf Willow** Listing Date: **09/23/24** List Price: **\$659,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2019** Abv Sqft: **1,728**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **2,970 sqft** Ttl Sqft: **1,728**  
 Lot Shape:

DOM

**60**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum,Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 15`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 13`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`0"</b>
<b>Office</b>	<b>Main</b>	<b>9`5" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`0" x 9`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`1" x 13`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`0" x 3`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>3`3" x 5`4"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`11" x 3`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`7" x 5`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	

4pc Bathroom

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2010133**

Remarks

Pub Rmks: **This stunning former showhome in Wolf Willow offers 1,800 sq. ft. of elegant living space with high-quality finishes. Enjoy luxury vinyl plank flooring on the main level, complemented by 9-foot ceilings and upgraded light fixtures. The modern kitchen features quartz countertops, upgraded stainless steel appliances, a tiled backsplash, and a dramatic central island with an eating bar, all bathed in sunlight in the inviting dining area. The upper floor boasts three spacious bedrooms, a bonus room, a conveniently located laundry room, and two full bathrooms. The unfinished basement provides ample storage or the perfect opportunity for customization. Outside, you'll find two parking pads in the backyard. Located just steps from Fish Creek Park and nearby various amenities, including shopping centers, a movie theatre, grocery stores, coffee shops, and popular restaurants, this home offers easy access to major routes and is only a 30-minute drive to downtown. Whether you're a first-time homebuyer or an investor, this property is a fantastic opportunity!**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

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















