



THE
A-TEAM

**RE/MAX
FIRST**

23 WOLF HOLLOW Road, Calgary T2X0M7

MLS®#: **A2180052** Area: **Wolf Willow** Listing **11/21/24** List Price: **\$743,000**
 Status: **Active** County: **Calgary** Change: **-\$26k, 01-Dec** 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

30
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"	Nook	Main	16`0" x 9`6"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	12`9" x 14`10"
Bedroom	Upper	10`4" x 11`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	14`0" x 14`0"	5pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 11`11"	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 breathtaking new home in the heart of Wolf Willow, Calgary's premier riverside community nestled within the picturesque Bow River Valley. Completed in 2024, this contemporary 3-bedroom, 2.5-bath residence offers a generous 2,309 sq.ft. of living space, thoughtfully designed with an open-concept main floor that seamlessly connects the living, dining, and kitchen areas. The kitchen is a true focal point, featuring sleek stainless steel appliances and elegant quartz countertops throughout. A spacious walk-through pantry offers additional storage and easy access to the laundry room, which is conveniently located near the home's walk-in closet. The main floor also includes a versatile pocket office, ideal for remote work or study. Upstairs, the luxurious owner's suite provides a peaceful retreat with its impressive 5-piece ensuite and a large walk-in closet, ensuring both comfort and convenience. The two additional bedrooms are well-sized and share a full bath, offering plenty of space for family and guests. Step outside to the west-facing backyard, where you'll find a rear deck perfect for outdoor living and relaxation. The yard enjoys beautiful sunset views, making it an ideal space for unwinding after a busy day. Additional highlights of this exceptional home include a double attached garage, a separate basement entrance offering future development potential, and a well-thought-out layout that optimizes both functionality and style. With its modern finishes and thoughtful design, the Encore ZLL model in Wolf Willow offers the perfect combination of luxury, convenience, and natural beauty.

Inclusions:
Property Listed By:

None
eXp Realty

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







