



THE
A-TEAM

**RE/MAX
FIRST**

100 WOLF HOLLOW Villas, Calgary T2X 4M6

MLS® #: **A2180344**

Area: **Wolf Willow**

Listing Date: **11/20/24**

List Price: **\$740,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,390 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,873**
Low Sqft:
Ttl Sqft: **1,873**

DOM

73
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`1" x 12`11"
Kitchen	Main	9`4" x 11`10"
Mud Room	Main	6`6" x 6`8"
Walk-In Closet	Upper	6`0" x 8`7"
Bedroom - Primary	Upper	11`11" x 12`11"
Bonus Room	Upper	13`2" x 13`11"
Bedroom	Upper	9`11" x 10`3"

Room	Level	Dimensions
Dining Room	Main	8`5" x 13`3"
Entrance	Main	6`6" x 6`1"
2pc Bathroom	Main	4`10" x 4`11"
5pc Ensuite bath	Upper	8`3" x 8`7"
Laundry	Upper	4`11" x 5`2"
5pc Bathroom	Upper	8`7" x 8`6"
Bedroom	Upper	11`7" x 9`11"

Other **Basement** **37`0" x 21`7"** Legal/Tax/Financial

Title: Zoning: R-G
Fee Simple
Legal Desc: **2311754**

Remarks

Pub Rmks: **Imagine arriving at this stunning new 2-storey home in Wolf Willow, Calgary. As you step through the front door, you're immediately greeted by exquisite finishes that captivate the eye. In the living room, a cozy yet modern fireplace anchors the space, inviting you to relax after a day exploring the nearby walking paths or enjoying the Bow River. Natural light dances through the large windows, showcasing the perfect blend of elegance and comfort. The kitchen with sleek cabinetry, gleaming countertops, and ample space for hosting dinners or casual family breakfasts. A seamless transition into the dining area offers modern design of the home. Upstairs, you'll find three spacious bedrooms, each offering its own charm. The master suite , complete with a luxurious ensuite. Picture yourself walking through the spa-like washroom with its pristine finishes, emerging into a spacious walk-in closet. The two additional bedrooms boast breathtaking views from their windows, ideal for family, guests, or a creative workspace. Step outside, and the world of Wolf Willow unfolds at your doorstep. Located across from a pristine golf course and surrounded by tranquil walking paths, this home offers an unparalleled connection to nature. The Bow River winds nearby, alongside peaceful bodies of water that enhance the beauty of your surroundings. This home isn't just a place to live—it's a lifestyle waiting for you to embrace. Are you ready to walk through your future?**

Inclusions: **Fridge, Stove, Washer, Dryer, Dishwasher**
Property Listed By: **Greater Property Group**

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













