



THE
A-TEAM

**RE/MAX
FIRST**

52 WOLF HOLLOW ROAD , Calgary T2X 0M7

MLS® #: **A2181657** Area: **Wolf Willow** Listing Date: **11/30/24** List Price: **\$654,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **300 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,850**
 Low Sqft:
 Ttl Sqft: **1,850**

DOM

21
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Other, Vinyl Siding**
 Flooring: **See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer, Refrigerator, Stove(s), Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|---------------|--------------|-------|----------------|
| Foyer | Main | 6`2" x 9`4" | Kitchen | Main | 12`9" x 10`6" |
| Dining Room | Main | 9`11" x 14`7" | 4pc Bathroom | Main | 4`11" x 8`5" |
| Bedroom | Main | 12`7" x 8`7" | Living Room | Main | 12`10" x 10`9" |
| Bedroom | Upper | 11`5" x 9`7" | Bedroom | Upper | 11`10" x 9`10" |
| 4pc Bathroom | Upper | 6`5" x 9`0" | Laundry | Upper | 6`11" x 8`1" |

Walk-In Closet
4pc Ensuite bath

Upper
Upper

4`11" x 9`1"
18`2" x 6`4"

Bedroom - Primary

Upper

14`0" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0

Remarks

Pub Rmks: **LIVE IN THE GARDEN! YOUR VERY OWN PRIVATE GREEN SPACE. Welcome to 52 Wolf Hollow Road, this 1,850 sq ft duplex is located in the desirable community of Wolf Willow at Westcreeks newest project called "The Garden" The open-concept main floor plan boasts a bright living room with windows letting in plenty of natural light, a kitchen with high-end kitchen appliances, leading to a mudroom that connects to your garage. Completing this main floor you have an additional bedroom and a 4 piece bathroom. Enter the upstairs you will find your primary bedroom that comes with a 4 pc ensuite bath and a large walk-in closet. 2 additional good-sized bedroom, convenient upper laundry and a shared 4-pc bathroom complete this level. Don't miss your chance to own this exceptional property with tons of amenities close by with quick access to Fish Creek Park, the Bow River, bike trails, walking paths, a private communal garden in your back yard, and a dog park! Book your viewing today! Contact today! READY FOR POSSESSION TODAY!**

Inclusions: **WASHER, DRYER, REFRIGERATOR, STOVE**
Property Listed By: **Century 21 Bravo Realty**

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







