



THE
A-TEAM

**RE/MAX
FIRST**

48 WOLF HOLLOW ROAD , Calgary T2X 0M7

MLS® #: **A2181660**

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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,865

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,865

Lot Sz Ar:

300 sqft

Lot Shape:

Access:

Rectangular Lot

Lot Feat:

Single Garage Attached

Park Feat:

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, Microwave, Refrigerator, Stove(s), Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`4" x 9`6"	Kitchen	Main	35`8" x 16`0"
4pc Bathroom	Main	4`11" x 8`7"	Bedroom	Main	12`9" x 8`7"
Bedroom	Upper	11`10" x 10`0"	Bedroom	Upper	11`7" x 9`8"
4pc Bathroom	Upper	6`8" x 9`3"	Laundry	Upper	7`0" x 8`3"
Walk-In Closet	Upper	4`11" x 9`3"	Bedroom - Primary	Upper	14`0" x 13`3"

4pc Ensuite bath

Upper

18`3" x 6`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0

Zoning:

R-G

Remarks

Pub Rmks:

LIVE IN THE GARDEN! YOUR VERY OWN PRIVATE GREEN SPACE. Welcome to 48 Wolf Hollow Road, this 1,865 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!**

Inclusions:

Property Listed By:

WASHER, DRYER, STOVE, REFRIGERATOR, MICROWAVE

Century 21 Bravo Realty

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



