



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 WOLF HOLLOW Villas, Calgary T2X 5K2**

MLS®#: **A2187612**      Area: **Wolf Willow**      Listing Date: **01/27/25**      List Price: **\$899,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **4,082 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,327**  
 Low Sqft:  
 Ttl Sqft: **2,327**

DOM  
**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Stone**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Washer**  
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 10`7"	Flex Space	Main	10`6" x 11`0"
Mud Room	Main	7`2" x 10`0"	Living Room	Main	13`0" x 16`0"
Dining Room	Main	10`0" x 11`6"	Kitchen	Main	12`0" x 12`6"
Bedroom - Primary	Upper	14`0" x 16`0"	Bedroom	Upper	10`4" x 12`0"
Bedroom	Upper	10`0" x 12`0"	Bonus Room	Upper	14`0" x 15`6"
Laundry	Upper	5`4" x 9`5"	2pc Bathroom	Main	4`6" x 5`0"
5pc Bathroom	Upper	5`0" x 11`7"	5pc Ensuite bath	Upper	10`3" x 12`0"

Title: **Fee Simple**  
 Zoning: **0**  
 Legal Desc: **031 1051**

Remarks

Pub Rmks: **Welcome to this stunning brand-new 3-bedroom, 2.5-bathroom home in the vibrant community of Wolf Willow. Step inside to discover a thoughtfully designed space, beginning with luxury vinyl flooring that flows seamlessly throughout the main level. The open-concept design integrates the dining room, kitchen, and living room, creating a warm and inviting atmosphere. The kitchen is a chef's dream, featuring brand-new stainless steel appliances, quartz countertops, and a spacious island that provides ample counter space. Adjacent to the kitchen is the living room, complete with a fireplace and large windows that flood the space with natural light. The dining room is beautifully positioned with a large window overlooking the backyard, making it a perfect spot for family meals and gatherings. The main level is completed with a convenient 2-piece bathroom. As you head up the carpeted stairs, you'll be greeted by a stunning open-to-below concept that offers a view of the living room below, adding an airy and modern touch. The upper level features three generously sized bedrooms, two full bathrooms, and an additional upstairs living room, ideal for a cozy family space or a media room. The two secondary bedrooms are spacious and versatile, making them perfect for children's rooms, guest rooms, or home offices. The 5-piece main bathroom includes a double vanity and extra cabinet space for all your storage needs. The primary bedroom is a true retreat, featuring large windows with a view of the backyard, a walk-in closet, and a luxurious 5-piece ensuite with a double vanity, a built-in tub, and a separate shower. The home also includes a full, unfinished basement, offering a blank canvas for your creative vision. Whether you dream of a recreation room, home office, additional bedroom, or gym, the possibilities are endless. Located in the new community of Wolf Willow, this home provides easy access to the river, the Blue Devil Golf Course, and the nearby community of Chaparral, with its convenient shopping and amenities. Commuting is a breeze with quick access to Macleod Trail, Stoney Trail, and Deerfoot Trail. The community also features nearby schools, including a designated high school. Don't miss the opportunity to make this 2025-built home your own. Schedule a showing today through the ShowingTime app and experience all that this incredible home and community have to offer!**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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





