



THE
A-TEAM

**RE/MAX
FIRST**

7-198 WOLF HOLLOW Manor, Calgary T2X 4M6

MLS®#: **A2191451** Area: **Wolf Willow** Listing Date: **02/01/25** List Price: **\$624,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **1,338**
Lot Information Low Sqft:
 Lot Sz Ar: **1 sqft** Ttl Sqft: **1,338**
 Lot Shape:

DOM

37
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`7"	Dining Room	Main	10`5" x 10`1"
Kitchen	Main	10`5" x 10`11"	Living Room	Main	11`7" x 13`10"
4pc Bathroom	Upper	4`11" x 8`1"	4pc Ensuite bath	Upper	4`11" x 8`8"
Bedroom	Upper	8`3" x 12`4"	Bedroom	Upper	8`3" x 12`7"
Bedroom - Primary	Upper	11`7" x 12`0"	4pc Bathroom	Basement	4`11" x 8`0"
Bedroom	Basement	9`9" x 9`8"	Game Room	Basement	16`1" x 13`0"
Furnace/Utility Room	Basement	6`6" x 14`0"			

Title: **Fee Simple**
Legal Desc: **0**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this 4 BED - 3.5 BATH - DOUBLE CAR GARAGE - FINISHED BASEMENT One Of a Kind - BRAND NEW Property In WOLF WILLOW SE Calgary. This thoughtfully designed home features OPEN CONCEPT layout with bright front Family Room, central Dining and Kitchen with great sized Window and Pantry. QUARTZ countertops and STAINLESS STEEL appliances make the Kitchen looks more elegant. Main floor also includes HALF BATHROOM and MUDROOM for more convenience. The second floor offers a PRIMARY BEDROOM with a walk-in closet and private 3-piece ensuite, TWO more decent sized secondary bedrooms - another 3 piece Bathroom and conveniently located upper floor LAUNDRY. Another great feature of this Property is Finished Basement, where you will find REC ROOM - Bedroom and Full BATHROOM. This property also includes DECK at the back and DOUBLE DETACHED GARAGE WITH DRIVEWAY (Total 4 Car parking's). This property sits on Front onto Park Lot, which includes 2 Community GAZIBOS and Community Firepit, which is a great year around Asset. 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. Minutes Away from Plazas and Schools, makes this property a MUST SEE.**

Inclusions: **none**
Property Listed By: **Coldwell Banker YAD Realty**

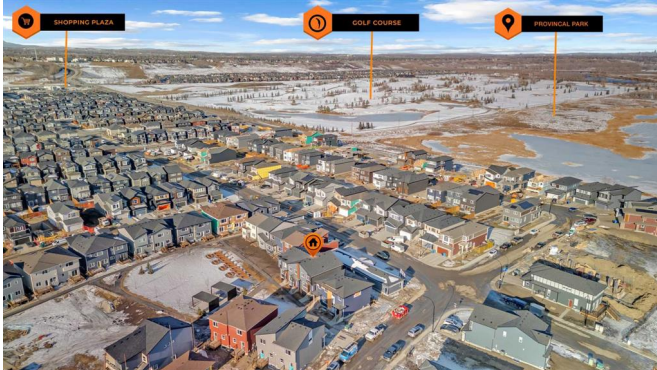
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













7-198 Wolf Hollow Mnr SE, Calgary, AB

Main Floor Exterior Area 638.87 sq ft
Interior Area 575.21 sq ft



0 3 6 ft PREPARED: 2025/01/31

While regions are excluded from total floor area in iGAUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

7-198 Wolf Hollow Mnr SE, Calgary, AB

Upper Floor Exterior Area 731.53 sq ft
Interior Area 629.26 sq ft

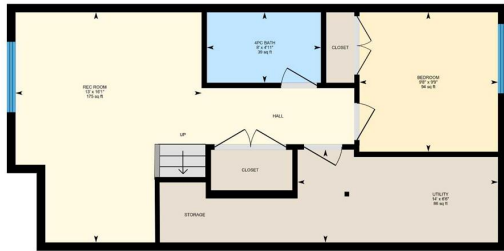


0 3 6 ft PREPARED: 2025/01/31

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Basement (Below Grade) Exterior Area 590.33 sq ft
Interior Area 511.18 sq ft

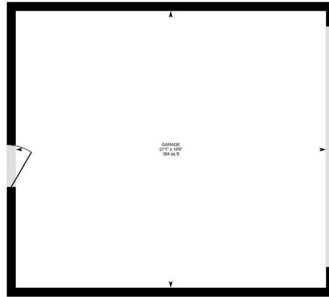


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Detached Garage Enclosed Area 393.65 sq ft



0 2 4 ft PREPARED: 2025/01/31

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