

## 73 WOLF HOLLOW Manor, Calgary T2X 4M5

**Wolf Willow** MLS®#: A2192139 Area: Listing 03/28/25 List Price: **\$765,000** 

Status: **Active** Calgary County: Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached Calgary

City/Town: Year Built: 2020 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

4,359 sqft Ttl Sqft: 1.829

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,829

11

Ttl Park: 4 2 Garage Sz:

4 (4) 2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Front Yard, Other, See Remarks

Flooring:

Park Feat: **Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

Sewer:

Ext Feat: Other Carpet, Vinyl Plank Water Source: Fnd/Bsmt:

**Poured Concrete** Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Int Feat: Breakfast Bar, No Smoking Home, See Remarks, Stone Counters **Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions** 

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

Legal Desc: 2010133

Kitchen Appl:

Pub Rmks:

Remarks

\*\*\*WELCOME HOME!\*\*\* This Elegant Family Home is all about LOCATION, LOCATION! Quietly nestled on a Large PIE LOT in the Highly Coveted & Scenic

Community of Wolf Willow & JUST STEPS TO FISH CREEK PARK & THE BOW RIVER! Boasting more than 2600ft over 3 levels, the main floor showcases a Contemporary Design with Rich Luxury Vinyl Plank, 9' Ceilings & a Beautifully designed OPEN CONCEPT layout with an abundance of NATURAL Light streaming throughout. This Exquisite HOME is truly made for ENTERTAINING & Everyday Living, from the GOURMET CHEF'S KITCHEN featuring STONE Counters, Extended Height Cabinetry, UPGRADED Finishings, Walk-In PANTRY & Oversized CENTRAL ISLAND with Eat-Up Bar to the adjoining Dining Room & SPACIOUS Living Room with TV Feature Wall. Completing this level is a Powder Room & Large Mudroom with built-in features. Heading upstairs, your Private Expansive Master Retreat features a Large WALK-IN Closet & Full ENSUITE with Custom WALK-IN Shower & Bench. Rounding off this level are 3 MORE generously sized BEDROOMS (4 Total + DEN/OFFICE), another FULL Bath & BONUS Area! Step outside into your EXPANSIVE Sun Drenched South West Facing Backyard where you can sit back, relax & catch some sunshine in your lounge chair on the Large Deck, BBQ & entertain or create the garden of your dreams! Your Nicely Landscaped & Fully FENCED Private Backyard offers the kiddos plenty of space to play all day & also includes a Shed & direct alley access. Nestled along the banks of the Bow River Pathway System & Surrounded by Tranquil Outdoor Spaces, Fish Creek Park, Blue Devil Golf Club, Dog Park, Sport Courts, endless Recreational Opportunities & MORE! Wolf Willow is loved for its Strong sense of Community, natural BEAUTY & Urban Amenities! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!

Inclusions: HRV, Shed
Property Listed By: CIR Realty

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











