



THE
A-TEAM

**RE/MAX
FIRST**

52 WOLF HOLLOW Road, Calgary T2X5R9

MLS® #: **A2194557**

Area: **Wolf Willow**

Listing Date: **02/13/25**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,843

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,843

Lot Information

Lot Sz Ar:

2,831 sqft

Lot Shape:

DOM

58

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

City Lot,Rectangular Lot

Park Feat:

Oversized,Single Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

None

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	46`3" x 36`1"	Dining Room	Main	29`6" x 36`1"
Kitchen	Main	39`9" x 34`9"	Bedroom	Main	33`9" x 28`6"
3pc Bathroom	Main	30`6" x 25`11"	Bedroom	Upper	38`9" x 29`11"
Bedroom	Upper	38`1" x 32`2"	3pc Bathroom	Upper	30`2" x 15`9"
Bedroom - Primary	Upper	45`11" x 43`0"	4pc Ensuite bath	Upper	33`6" x 23`0"

Legal/Tax/Financial

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

Zoning: **R-GM**

Remarks

Pub Rmks: **Welcome to Wolf Willow! One of Calgary's newest and most scenic communities. Come visit this gorgeous WestCreek semi-detached side by side home. This home boasts over 1800 sq feet of above grade finished luxury living. The main floor showcases a gourmet kitchen that includes a large island for enjoying and preparing meals, quartz countertops, a trendy backsplash and stainless steel appliances. Just off the kitchen is a handy mudroom leading to the attached oversized single garage. The adjoining dining and living rooms are spacious and are perfect for entertaining family and friends. The main area also has a flex room that can be used for either an additional bedroom and/or office and is situated next to a 3 pc full bathroom. Head upstairs and you will be greeted to 3 more bedrooms, two bathrooms and a large laundry room. The primary bedroom comes with a walk in closet and 4 pc ensuite with dual vanities. The basement is full and unfinished which is perfect for someone to create the below grade space of their dreams. A side outdoor entrance provides future opportunities for a legal suite. Wolf Willow is walking distance to the Blue Devil Golf Course, The Bow River, shops, parks and miles of walking paths. This home is also situated just a short drive away from the South Calgary LRT station. Come see what beautiful, serene natural living looks like in the heart of South Calgary. Book your visit today!**

Inclusions: **None**
 Property Listed By: **RE/MAX Realty Professionals**

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





















