



THE
A-TEAM

**RE/MAX
FIRST**

198 WOLF HOLLOW Manor #9, Calgary T2X5R8

MLS® #: **A2194639**

Area: **Wolf Willow**

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

List Price: **\$597,900**

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:

1,224

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,224

Lot Information

Lot Sz Ar:

3,571 sqft

Lot Shape:

DOM

51

Layout

Beds: **3 (2 1)**

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

City Lot,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	42`8" x 38`1"	Dining Room	Main	24`11" x 26`3"
Kitchen	Main	36`1" x 35`5"	2pc Bathroom	Main	19`0" x 20`4"
Bedroom - Primary	Upper	42`4" x 39`0"	Bedroom - Primary	Upper	41`8" x 35`5"
3pc Ensuite bath	Upper	23`11" x 17`9"	3pc Ensuite bath	Upper	26`7" x 17`9"
Game Room	Lower	53`2" x 33`6"	Bedroom	Lower	32`10" x 29`10"
3pc Bathroom	Lower	19`8" x 13`6"			

Legal/Tax/Financial

Condo Fee: \$75	Title: Fee Simple Fee Freq: Monthly	Zoning: R-G
Legal Desc:	2311754	

Remarks

Pub Rmks: **Welcome to the beautiful and tranquil neighbourhood of Wolf Willow. One of Calgary's most exciting communities located in the heart of South Calgary. This WestCreek home boasts more than 1750 square feet of finished living space. The main floor showcases an open concept with the living and dining room providing great opportunities to spend time with family and friends. The kitchen comes with a nice sized island for preparing and enjoying meals, stainless steel appliances, quartz countertops and a very trendy tile backsplash. Off the kitchen there is a mudroom leading into a 2 pc bathroom and outside to a finished deck. Head upstairs and you will find two dual owners suites both with their own 3 pc ensuite and walk in closet. A large laundry room at the top of the stairs provides a very accessible and convenient space to tackle laundry duties. Down in the finished basement there is a large recreation room, 3 pc bathroom and third bedroom. Outside you will find upgraded vinyl siding, a double detached garage and walking paths to enjoy. Wolf Willow is walking distance to the Bow River, shopping, golf and miles of walking paths. The river valley has never been so accessible and beautiful to experience. Come book your walkthrough today and get lost in nature within one of Canada's largest cities.**

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























