

9, 198 Wolf Hollow Manor SE
Calgary, Alberta

MLS # A2194639



\$597,900

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,224 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 75

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

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

Inclusions: None

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.