

\$549,900 - 196 Wolf Hollow Park Se, Calgary

MLS® #A2267610

\$549,900

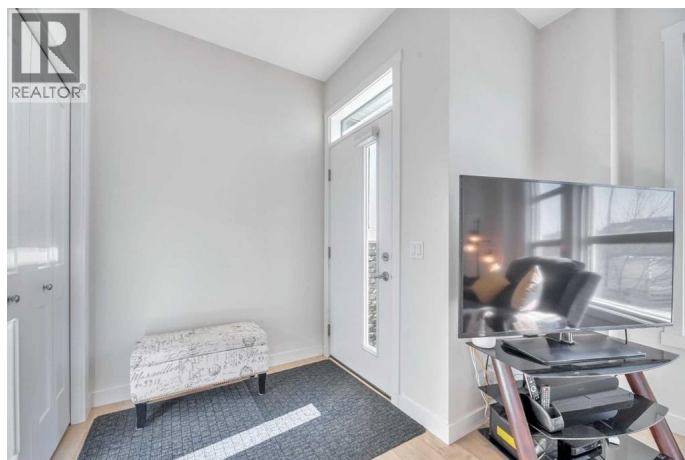
4 Bedroom, 4.00 Bathroom, 1,313 sqft

Single Family on 0.05 Acres

Wolf Willow, Calgary, Alberta

Wolf Willow - 196 Wolf Hollow Park SE:

Welcome to this stunning 4-bedroom, 4-bathroom air-conditioned townhouse with over 1,850 sq. ft. of living space in the vibrant community of Wolf Willow. No condo fees and still under warranty! Beautifully maintained and showing like new, this home offers a bright and airy main floor with large south-facing windows that fill the living room and foyer with natural light. The gorgeous kitchen is built for entertaining, featuring a large island, stainless steel appliances, soft-close cabinetry, and both fridge water and gas stove lines for future upgrades. A spacious dining area for family gatherings and a convenient 2-piece powder room complete the main level. Upstairs, you'll find a sunny primary suite with partial river views, a 3-piece ensuite, and a walk-in closet with its own window. Two additional bedrooms, a 4-piece guest bath, and top-floor laundry with storage make everyday living effortless. The fully developed basement adds even more value, offering a large rec room, a fourth bedroom with a nook, a 3-piece bath with walk-in shower, and ample storage space. Step outside to enjoy the landscaped backyard with a natural gas BBQ line – perfect for summer evenings – along with a double detached garage for secure parking and extra storage. Additional upgrades include silhouette blinds throughout, soft-touch switches, and doorbell cameras at both entrances and the garage. Set in a truly special location, this home is just steps from scenic



river pathways and the great outdoors. Wolf Willow blends modern living with natural beauty, bordered by the Bow River and Fish Creek Provincial Park. Residents enjoy access to over 100 km of trails, countless parks, and easy connections to shopping, schools, and downtown Calgary. Don't miss your chance to own this beautifully developed home in a fantastic community and at a price that's hard to beat! Book your showing today. (id:6289)

Built in 2020

Essential Information

Listing #	A2267610
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,313
Acres	0.05
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	196 Wolf Hollow Park Se
Subdivision	Wolf Willow
City	Calgary
Province	Alberta
Postal Code	T2X4M6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Level, Gas BBQ Hookup
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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