

# \$597,900 - 9, 198 Wolf Hollow Manor Se, Calgary

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MLS® #A2194639

## \$597,900

3 Bedroom, 4.00 Bathroom, 1,224 sqft

Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

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.

Built in 2023

## Essential Information



MLS® #	A2194639
Price	\$597,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,224
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	9, 198 Wolf Hollow Manor Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5R8

### Amenities

Amenities	Other, Park, Picnic Area
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal H Quartz Counters
Appliances	Dishwasher, Electric Range Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior



Exterior Features	None
Lot Description	City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	75
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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