

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

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 | 70                  |
| Zoning         | R-G                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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