

6, 198 Wolf Hollow Manor SE  
Calgary, Alberta

MLS # A2218785



\$539,900

Division:	Wolf Willow		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,190 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full, Unfinished	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 1189 square feet of finished living space. The full, undeveloped basement provides excellent opportunities for design and extra room. 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 tile backsplash makes this a wonderful space to prepare food. Head upstairs to three bedrooms, laundry room, one 3 pc bathroom and a 3 pc ensuite with walkout closet in the primary bedroom. Outside a double detached garage is perfect for 2 vehicles. Wolf Willow is walking distance to the Bow River, shopping, golf and miles of walking paths. The home lies inside a beautiful community and gives owners access to a park, outdoor fireplace and personal gardens available to reserve to grow your own vegetables. Come book your walkthrough today and get lost in nature within one of Canada's largest cities.