

\$569,900 - 9, 198 Wolf Hollow Manor Se, Calgary

MLS® #A2194639

\$569,900

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 | \$569,900 |
| 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 | Park, Other, 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 | Rectangular Lot, City Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 87 |
| Zoning | R-G |

Listing Details

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

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