

# **\$649,900 - 8 Wolf Hollow Road Se, Calgary**

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MLS® #A2227253

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,841 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

Welcome to the beautiful and tranquil community of Wolf Willow. Come visit this gorgeous 2 storey duplex today as it will not last long. This 1,841 square foot WestCreek new build comes with a lot of extra bells and whistles. Through the front door visitors are greeted with a very nice open floor plan. The kitchen is very large with a huge quartz island for preparing and enjoying meals. Within the kitchen you will notice upgraded stainless steel Kitchen Aid appliances with a gas range and built in wall oven. Just off the kitchen is a nice sized mudroom that leads into the oversized single car attached garage. Past the kitchen is a very large open space for dining and living room accommodations which is perfect for hosting family and friends. Just off the dining/living rooms is a full 3 pc bathroom and very generous office space for working from home. Upstairs consists of a large primary bedroom with walk-in closet and a huge 4 pc ensuite. Down the hall are two large bedrooms and a nice sized shared 3 pc bathroom. This home has a full, undeveloped basement perfect for creating the room of your dreams and has a secondary entry for privacy.

Wolf Willow is a gorgeous community in the valley of South Calgary. It is close to schools, golf courses, shopping, the South LRT and amazing trails alongside the Bow River. This home also has exclusive access to a park perfect for picnics, a fire pit and garden access to grow your own fruits and vegetables. Come book your showing today and see what luxury



South Calgary living is all about.

Built in 2023

**Essential Information**

MLS® #	A2227253
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,841
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active



**Community Information**

Address	8 Wolf Hollow Road Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5R8

**Amenities**

Amenities	Picnic Area
Parking Spaces	2
Parking	Oversized, Single Garage Att
# of Garages	1

**Interior**

Interior Features	Built-in Features, Double V Animal Home, No Smoking Separate Entrance
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas



Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, City Lot, Front Yard, Interior Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	43
Zoning	R-G
HOA Fees	75
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Realty Professionals
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