

# **\$639,900 - 4 Wolf Hollow Road Se, Calgary**

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MLS® #A2250769

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,714 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Welcome to this beautiful former West Creek show home in the heart of Wolf Willow. This gorgeous 2 storey duplex has almost 2500 square feet of developed space (developed basement) and comes with 4 bedrooms and 4 bathrooms. This show home comes with many extras including upgraded stainless steel kitchen appliances, washer/dryer, wood deck, modern wall art, kitchen tile backsplash and much much more. The kitchen is large with a very spacious island for preparing and enjoying meals. Bordering the kitchen is a very warm dining area and living room which is perfect for entertaining family and guests. The mudroom leads to the single car, oversized garage. Upstairs there are 3 bedrooms, two bathrooms and a very large and convenient laundry room. The finished basement offers an additional bedroom, 4 pc bathroom and a nice sized family room. Wolf Willow is a very modern and new community in the heart of South Calgary. It is close to schools, shopping, golf and minutes from the South LRT Station. This community is also amazing for active families with endless amounts of trails next to the Bow River. This home comes with access to a private fire pit, gardens for growing vegetables and a lovely picnic area. Come book your showing today and see what South Calgary living is all about.

Built in 2023

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | A2250769               |
| Price          | \$639,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,714                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 Wolf Hollow Road Se |
| Subdivision | Wolf Willow           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X5R8                |

### Amenities

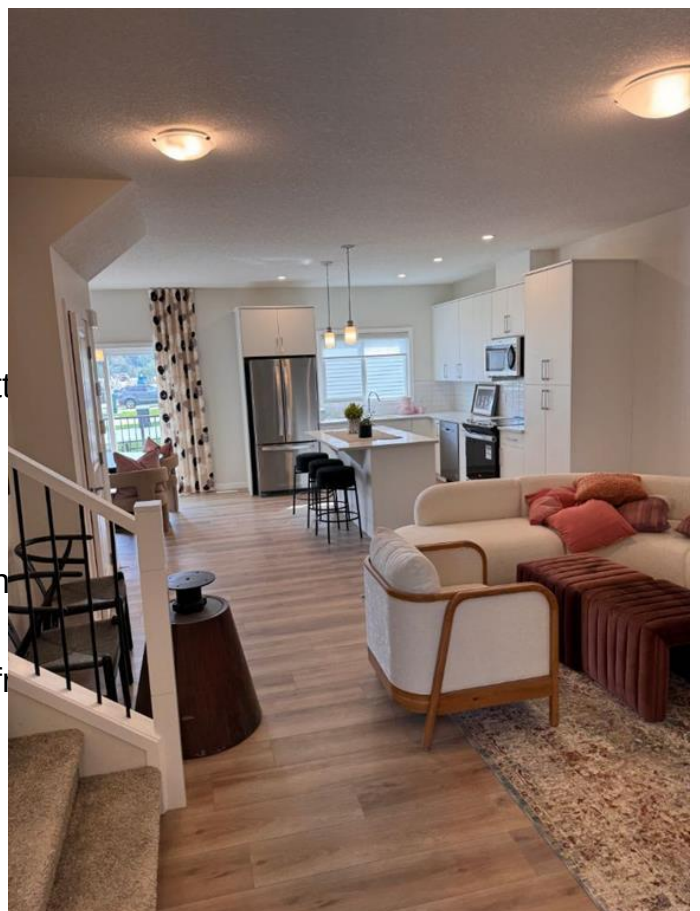
|                |                              |
|----------------|------------------------------|
| Amenities      | Other                        |
| Parking Spaces | 2                            |
| Parking        | Oversized, Single Garage Att |
| # of Garages   | 1                            |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island<br>Quartz Counters |
| Appliances        | Dishwasher, Microwave, Ref                       |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|



|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Corner Lot, Low Maintenance Landscape, City Lot |
| Roof            | Asphalt Shingle                                 |
| Construction    | Cement Fiber Board, Wood Frame                  |
| Foundation      | Poured Concrete                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 27                |
| Zoning         | R-G               |
| HOA Fees       | 75                |
| HOA Fees Freq. | MON               |

**Listing Details**

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

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