# \$539,900 - 6, 198 Wolf Hollow Manor Se, Calgary

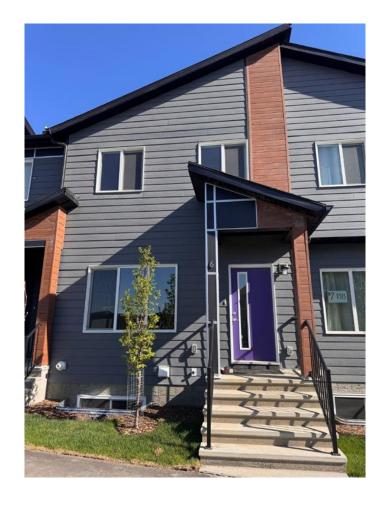
MLS® #A2218785

# \$539,900

3 Bedroom, 3.00 Bathroom, 1,190 sqft Residential on 0.05 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 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.



Built in 2024

### **Essential Information**

MLS® # A2218785

Price \$539,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Acres

Square Footage 1,190

Year Built 2024

Type Residential

Sub-Type Row/Townhouse

0.05

Style 2 Storey
Status Active

# **Community Information**

Address 6, 198 Wolf Hollow Manor Se

Subdivision Wolf Willow

City Calgary
County Calgary
Province Alberta
Postal Code T2X5R8

#### **Amenities**

Amenities Community Gardens, Park, C

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal H

**Quartz Counters** 

Appliances Dishwasher, Electric Range

Stacked

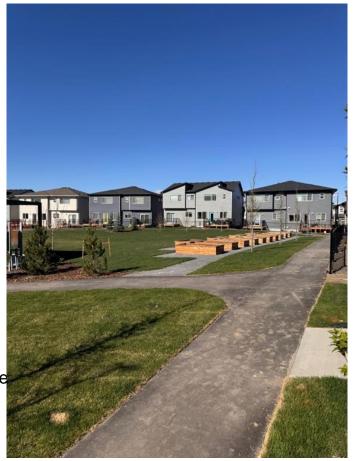
Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **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 May 9th, 2025

Days on Market 3

Zoning R-G

HOA Fees 75

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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