



**196 Wolf Hollow Park SE
Calgary, Alberta**

MLS # A2277174



\$534,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Wolf Willow | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,313 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Faces Rear | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | High Efficiency, Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s) | | |

Inclusions: Security Cameras, Floodlight

OPEN HOUSE SUNDAY, JANUARY 11, 1:00PM - 3:00PM Wolf Willow - 196 Wolf Hollow Park SE: Welcome home to this beautifully upgraded, air-conditioned 4-bedroom, 4-bathroom townhouse offering over 1,850 sq. ft. of thoughtfully designed living space in the sought-after community of Wolf Willow. No condo fees, still under warranty, and showing like new — this is a rare opportunity you won't want to miss. The bright and inviting main floor is filled with natural light thanks to large south-facing windows, creating a warm and airy atmosphere in both the living room and foyer. At the heart of the home is a stunning, entertainer-friendly kitchen featuring a large central island, stainless steel appliances, soft-close cabinetry, and convenient fridge water and gas stove rough-ins for future upgrades. A spacious dining area is perfect for family dinners or hosting guests, while a stylish 2-piece powder room completes the main level. Upstairs, retreat to the sun-filled primary suite, complete with partial river views, a 3-piece ensuite, and a walk-in closet with its own window. Two additional bedrooms, a full 4-piece bathroom, and top-floor laundry with extra storage make day-to-day living both comfortable and convenient. The fully developed basement adds exceptional flexibility, offering a generous rec room, a fourth bedroom with a cozy nook or pocket office, a modern 3-piece bath with walk-in shower, and plenty of storage space — ideal for guests, teens, or a home office setup. Step outside to your landscaped backyard, equipped with a natural gas BBQ line for effortless summer entertaining. A double detached garage provides secure parking and additional storage. Thoughtful upgrades throughout include silhouette blinds, soft-touch light switches, and doorbell cameras at both entrances and the garage. Perfectly positioned just steps from

scenic river pathways and nature, Wolf Willow offers the best of both worlds — modern living surrounded by the outdoors. Bordered by the Bow River and Fish Creek Provincial Park, residents enjoy access to over 100 km of trails, parks, an ice rink, and seamless connections to schools, shopping, and downtown Calgary. This beautifully finished home delivers outstanding value in a truly special location. Book your showing today and experience Wolf Willow living at its finest.