



**107 Wolf Willow Cove
Hinton, Alberta**

MLS # A2303614



\$579,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Terrace Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,153 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Pie Shaped Lot | | |

| | | | |
|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-S3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar | | |

Inclusions: Shed, window coverings

This well-appointed two-storey home was built by Jareth Homes, a respected local builder in Hinton known for quality craftsmanship and a strong reputation. Offering over 2,150 sq ft across the main and upper levels, this home provides a functional and spacious layout ideal for family living. The main floor features a large, inviting living room complete with a cozy gas fireplace, a well-designed kitchen with a convenient breakfast bar, and a dining area that overlooks the backyard with direct access to the lower rear deck. This level also includes a 2-piece powder room and a generous mudroom off the garage, adding to the home's practicality. Upstairs, you'll find three good sized bedrooms, a 4-piece main bathroom, and a versatile den that could easily be converted into a fourth bedroom or used as a home office. The den also offers access to a second-level deck that spans the back of the home an ideal spot to enjoy your morning coffee. The primary suite is spacious, featuring a large walk-in closet and a 4-piece ensuite. For added convenience, the laundry room is also located on this upper level. The basement includes a fourth bedroom and a comfortable family room providing additional living space. Situated on a pie-shaped lot, the property offers a large backyard with plenty of room to enjoy. The location is equally impressive—set in Hinton's only golf course community, just minutes from the course, and close to the mall and a variety of restaurants. A well-built, thoughtfully designed home in a fantastic location—ready for its next owners.