

# \$624,999 - 7-198 Wolf Hollow Manor Se, Calgary

MLS® #A2191451

**\$624,999**

4 Bedroom, 4.00 Bathroom, 1,338 sqft  
Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

Welcome to this 4 BED - 3.5 BATH - DOUBLE CAR GARAGE - FINISHED BASEMENT One Of a Kind - BRAND NEW Property In WOLF WILLOW SE Calgary. This thoughtfully designed home features OPEN CONCEPT layout with bright front Family Room, central Dining and Kitchen with great sized Window and Pantry. QUARTZ countertops and STAINLESS STEEL appliances make the Kitchen looks more elegant. Main floor also includes HALF BATHROOM and MUDROOM for more convenience. The second floor offers a PRIMARY BEDROOM with a walk-in closet and private 3-piece ensuite, TWO more decent sized secondary bedrooms - another 3 piece Bathroom and conveniently located upper floor LAUNDRY. Another great feature of this Property is Finished Basement, where you will find REC ROOM - Bedroom and Full BATHROOM. This property also includes DECK at the back and DOUBLE DETACHED GARAGE WITH DRIVEWAY ( Total 4 Car parking's ). This property sits on Front onto Park Lot, which includes 2 Community GAZIBOS and Community Firepit, which is a great year around Asset. Located across from a pristine golf course and surrounded by tranquil walking paths, this home offers an unparalleled connection to nature. The Bow River winds nearby, alongside peaceful bodies of water that enhance the beauty of your surroundings. This home isn't just a place to live it's a lifestyle waiting for you to embrace. Minutes Away from Plazas and



Schools, makes this property a MUST SEE.

Built in 2025

### Essential Information

MLS® #	A2191451
Price	\$624,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7-198 Wolf Hollow Manor Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4M6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 1st, 2025

Days on Market 39

Zoning R-G

## Listing Details

Listing Office Coldwell Banker YAD Realty

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