

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

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MLS® #A2218785

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

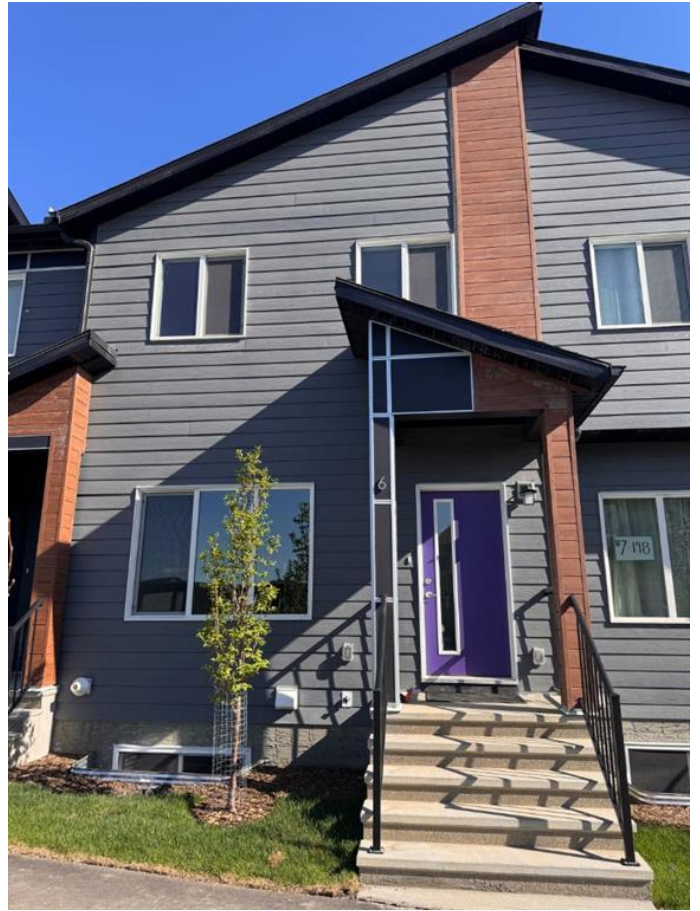
Welcome to the beautiful and tranquil neighbourhood of Wolf Willow. One of Calgary's most exciting communities located in the heart of South Calgary. This WestCreek home boasts more than 1189 square feet of finished living space. The full, undeveloped basement provides excellent opportunities for design 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
Square Footage	1,190
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
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
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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	14
Zoning	R-G
HOA Fees	75
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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