



46 Wolf Hollow Park Calgary Alberta

\$524,900

Unique opportunity to live in this NO CONDO FEE 3 bedroom Townhouse in the newer community of Wolf Willow. Luxury meets convenience in this END UNIT Home with detached double insulated garage with epoxy finished concrete. This home shines like a show home and the pride of ownership is apparent! The main floor of this home with newly installed vinyl flooring is bright and open with 9 ft ceilings, offering a perfect spot to entertain friends and family. The kitchen features dark cabinetry, white quartz counter tops, large island, walk in pantry and upgraded stainless steel appliances. Upstairs are 3 large bedrooms, a 4 piece ensuite, 4 piece additional bathroom and upstairs laundry. The primary ensuite features upgraded blackout honeycomb shades. The basement is unfinished and awaiting your design. Due to the end unit, there is extra side yard space which leads to your beautiful landscaped yard with an apple tree (with grafts of 4 different kinds of apples), flower beds and deck. There is also a natural gas line for BBQ. Located on a quiet street and across from the promenade, this home offers tranquility while being close to all amenities. Whether it's shopping, dining, or recreational activities. Outdoor enthusiasts will love this location, just steps away from Fish Creek Park where you can immerse yourself in nature, and close to the Bow River and Blue Devil Golf Course. Easy access to Stoney Trail, Deerfoot and Macleod. 10 minutes to Township Legacy, 10 minutes to Shawnessy, 15 minutes to South Health Campus. With its exquisite interior, desirable location, and no condo fees, it's an opportunity that won't last long. Book your showing today! (id:6769)

- Primary Bedroom 12.83 Ft x 11.33 Ft
- Bedroom 12.17 Ft x 8.33 Ft
- Bedroom 12.17 Ft x 8.25 Ft
- 4pc Bathroom 11.83 Ft x 4.92 Ft
- 4pc Bathroom 7.92 Ft x 4.92 Ft
- Living room 11.83 Ft x 13.67 Ft
- Kitchen 13.75 Ft x 13.25 Ft
- Dining room 11.58 Ft x 11.33 Ft
- 2pc Bathroom 5.17 Ft x 4.83 Ft

Listing Presented By:



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