

**52 Wolf Hollow Road**  
**Calgary, Alberta**

**MLS # A2181657**



**\$654,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** WASHER, DRYER, REFRIGERATOR, STOVE

**LIVE IN THE GARDEN! YOUR VERY OWN PRIVATE GREEN SPACE.** Welcome to 52 Wolf Hollow Road, this 1,850 sq ft duplex is located in the desirable community of Wolf Willow at Westcreeks newest project called "The Garden" The open-concept main floor plan boasts a bright living room with windows letting in plenty of natural light, a kitchen with high-end kitchen appliances, leading to a mudroom that connects to your garage. Completing this main floor you have an additional bedroom and a 4 piece bathroom. Enter the upstairs you will find your primary bedroom that comes with a 4 pc ensuite bath and a large walk-in closet. 2 additional good-sized bedroom, convenient upper laundry and a shared 4-pc bathroom complete this level. Don't miss your chance to own this exceptional property with tons of amenities close by with quick access to Fish Creek Park, the Bow River, bike trails, walking paths, a private communal garden in your back yard, and a dog park! Book your viewing today! Contact today! **READY FOR POSSESSION TODAY!**