

**196 Wolf Hollow Park SE  
 Calgary, Alberta**
**MLS # A2281983**
**\$519,900**


<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Security Cameras, Floodlight		

Wolf Willow - 196 Wolf Hollow Park SE: Welcome to this exceptional, air-conditioned 4-bedroom, 4-bathroom townhouse offering over 1,850 sq. ft. of beautifully finished living space in the highly desirable community of Wolf Willow. Showing like new, still under warranty, and with no condo fees, this home stands out as a rare and compelling opportunity. The sun-soaked main floor features luxury vinyl plank flooring and is bright and welcoming, thanks to large south-facing windows that flood the living room and foyer with natural light. The show-stopping kitchen is designed for both everyday living and entertaining, featuring a large central island, stainless steel appliances, soft-close cabinetry, and future-ready gas stove and fridge water rough-ins. A spacious dining area and a sleek 2-piece powder room complete this stylish and functional level. Upstairs, unwind in the inviting primary retreat with partial river views, a private 3-piece ensuite, and a walk-in closet with its own window. Two additional bedrooms, a full 4-piece bathroom, and convenient upper-level laundry with extra storage make this floor as practical as it is comfortable. The fully developed basement expands your living options with a family/recreation room, a fourth bedroom featuring a cozy nook or pocket office, a modern 3-piece bathroom with walk-in shower, and ample storage—perfect for guests, teens, or working from home. Outside, enjoy a landscaped backyard complete with a natural gas BBQ line for easy summer entertaining. A double detached garage with MYQ smartphone control adds everyday convenience, while thoughtful upgrades throughout—including silhouette blinds, soft-touch light switches, and doorbell cameras at the front, rear, and garage—enhance both comfort and security. Ideally located just steps from scenic river pathways, Wolf Willow blends modern

living with an unbeatable natural setting. Nestled between the Bow River and Fish Creek Provincial Park, residents enjoy over 100 km of trails, parks, an ice rink, and easy access to schools, shopping, and downtown Calgary. This is a home that truly delivers on style, space, and location. Book your showing today and discover why Wolf Willow living is so special.