

**202 Wolf Hollow Crescent SE**  
**Calgary, Alberta**

**MLS # A2231494**



**\$729,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,948 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Double Vanity, Pantry, Soaking Tub		

**Inclusions:** N/A

A beautiful 3 Bedroom, 2.5 Bathroom home, including a large deck. This home includes a mud room and a gorgeous open concept main floor. Upstairs, the Owner's bedroom, bonus room and secondary bedrooms are spacious. Engineered hardwood floors, 1-1'4" Quartz countertops throughout and Tankless Hot Water! Located close to the Bow River in the community of Wolf Willow, with unparalleled access to Calgary's natural beauty. Photos are representative.