



**107 Wolf Willow Cove  
Hinton, Alberta**

**MLS # A2303614**



**\$579,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Terrace Heights                       |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 2 Storey                              |               |                   |
| <b>Size:</b>     | 2,153 sq.ft.                          | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Pie Shaped Lot |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood        | <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-S3 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar           |                   |      |

**Inclusions:** Shed, window coverings

This well-appointed two-storey home was built by Jareth Homes, a respected local builder in Hinton known for quality craftsmanship and a strong reputation. Offering over 2,150 sq ft across the main and upper levels, this home provides a functional and spacious layout ideal for family living. The main floor features a large, inviting living room complete with a cozy gas fireplace, a well-designed kitchen with a convenient breakfast bar, and a dining area that overlooks the backyard with direct access to the lower rear deck. This level also includes a 2-piece powder room and a generous mudroom off the garage, adding to the home's practicality. Upstairs, you'll find three good sized bedrooms, a 4-piece main bathroom, and a versatile den that could easily be converted into a fourth bedroom or used as a home office. The den also offers access to a second-level deck that spans the back of the home an ideal spot to enjoy your morning coffee. The primary suite is spacious, featuring a large walk-in closet and a 4-piece ensuite. For added convenience, the laundry room is also located on this upper level. The basement includes a fourth bedroom and a comfortable family room providing additional living space. Situated on a pie-shaped lot, the property offers a large backyard with plenty of room to enjoy. The location is equally impressive—set in Hinton's only golf course community, just minutes from the course, and close to the mall and a variety of restaurants. A well-built, thoughtfully designed home in a fantastic location—ready for its next owners.