# \$549,897 - 727 Wolf Willow Boulevard Se, Calgary

MLS® #A2199313

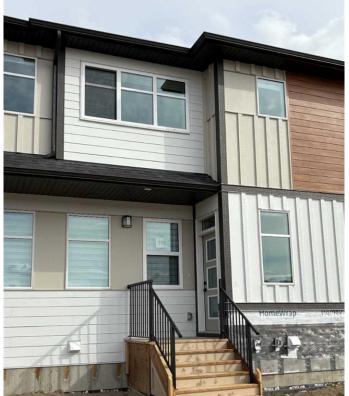
# \$549,897

3 Bedroom, 3.00 Bathroom, 1,425 sqft Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

GST IS INCLUDED IN THE PRICE \* USE GOOGLE MAPS to #702 Wolf Willow Blvd. SE (enter the Showhome for info.) \*\*\* OPEN HOUSE THIS SATURDAY AND SUNDAY FROM NOON TO 4:00 pm. \* LUXURIOUS STREET TOWN \* NO CONDO FEES \* **DOUBLE CAR GARAGE \* FULLY** LANDSCAPED \* DECK \* WINDOW **COVERINGS \* UPGRADED FINISHINGS \*** Wonderful home located within a 5 minute walk to FISH CREEK PROVINCIAL PARK! As you enter this "open concept floor plan", the first features you'll see are the gorgeous wide plank floors, the 9 foot high ceilings, a cozy fireplace and elegant metal railing on the staircase. The spacious living room allows for casual family gatherings or a fun movie night. The dining room is located in the middle of the home and has the capacity to fit a large dining room table. The kitchen is at the REAR of the home and has an island with eating bar, a pantry, quartz countertops, Slim Line lighting and pendant lighting. The mudroom has a bench and hooks for jackets. The upper floor has a huge primary bedroom that has a walk in closet and a 4 piece ensuite bathroom which includes a 5 ft. wide TILED shower and 2 sinks. The 2 spare bedrooms are at the back of the home where you'll also find a 4 piece bathroom. The laundry room is on the upper floor as well. The basement is undeveloped but can offer enough space for a future 4th bedroom, a 4th bathroom and a large recreation room. As you enter the backyard







from the mudroom an 88 square foot deck is there to get your future backyard plans started. We have provided a gas line for your BBQ here. To get you out of Calgary's long winters, a double car garage is waiting for you! Grass will be provided for both the front yard and the back. Energy saving components are triple pane windows, a 96% high efficient furnace, LED lighting, a high end Air Filtration System ( HRV ) and a thermostat that's an "all in one Smart Device, PICTURES ARE REPRESENTATIVE. "Not all features in the pictures are included. Pictures are of a showhome but not the exact home. There's a shallow concrete swale in the backyard - refer to the site plan. RMS square footage taken from Builder's blueprints.

### Built in 2024

## **Essential Information**

MLS® # A2199313 Price \$549,897

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,425 Acres 0.05 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 727 Wolf Willow Boulevard Se

Subdivision Wolf Willow

City Calgary
County Calgary

Province Alberta T2X 5R2 Postal Code

## **Amenities**

Parking Spaces 2

**Parking Double Garage Detached** 

# of Garages 2

## Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow

> Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s),

Rough-in

**Appliances** See Remarks

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas

Cooling None Yes **Fireplace** # of Fireplaces

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

**Exterior Features** BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation **Poured Concrete** 

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 56

R-GM Zoning

# **Listing Details**

**Listing Office** MaxWell Canyon Creek

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