



THE
A-TEAM

**RE/MAX
FIRST**

614 WOLF WILLOW Boulevard, Calgary T2X 5P7

MLS® #: **A2120251**

Area: **Wolf Willow**

Listing Date: **04/11/24**

List Price: **\$601,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

2,678 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,640

Low Sqft:

Ttl Sqft:

1,640

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Interior Lot Off Street

DOM

38

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator

Int Feat:

Bathroom Rough-in,Kitchen Island,Open Floorplan,Pantry

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Kitchen
Living Room
Bedroom - Primary
Bedroom
Laundry
4pc Bathroom

Main
Main
Upper
Upper
Upper
Upper

12`9" x 12`8"
10`10" x 15`3"
10`6" x 14`5"
9`3" x 10`6"
3`10" x 4`11"

Dining Room
2pc Bathroom
Bedroom
Bonus Room
3pc Ensuite bath

Main
Main
Upper
Upper
Upper

13`0" x 11`6"
9`2" x 10`6"
9`9" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0

Zoning:
R-Gm

Remarks

Pub Rmks:

Wolf Willow - 614 Wolf Willow Boulevard SE: Welcome to this 1,640 sq ft Cascade model built by Shane Homes. This PRE-CONSTRUCTION opportunity offers a total of 3 bedrooms and 2.5 bathrooms. The main floor features an open floor plan with luxury vinyl plank throughout; a kitchen with island with seating for 3, large walk-in pantry and stainless steel appliances. The kitchen opens to the central dining area and living room. The upper level features a primary bedroom with a 3 pc ensuite with walk-in shower and walk-in closet; 2 additional good-sized bedrooms; a 4 pc main bathroom; central bonus room, and stacked laundry closet. The lower level basement remains unspoiled. The backyard has a gravel parking pad is waiting for your imagination and personal touch. Located in the community of Wolf Willow, this home is steps away from ample parks within the community, Fish Creek Park, Bow River, and Blue Devil Golf Club. Wolf Willow will be home to future schools, a dog park, commercial development, and trails. Call for more info!

Inclusions:
Property Listed By:

**N/A
RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123