



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**706 WOLF WILLOW Boulevard, Calgary T2X 5R1**

MLS@#: **A2151913**      Area: **Wolf Willow**      Listing Date: **07/24/24**      List Price: **\$549,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 14-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,009 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,425**  
 Low Sqft:  
 Ttl Sqft: **1,425**

DOM

**120**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**

Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Flooring: **Carpet,Vinyl,Vinyl Plank**

Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Bathroom Rough-in,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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 13`2"	Kitchen	Main	10`2" x 11`10"
Bedroom	Upper	10`4" x 8`6"	Bedroom	Upper	10`4" x 8`6"
Bedroom - Primary	Upper	11`6" x 12`1"	Office	Upper	6`6" x 7`2"
2pc Bathroom	Main	3`6" x 4`0"	4pc Ensuite bath	Upper	6`6" x 5`2"

4pc Bathroom

Upper

6`2" x 5`0"

Dining Room  
Legal/Tax/Financial

Main

9`0" x 11`10"

Title:  
**Fee Simple**  
Legal Desc:

unregistered

Zoning:  
**R-GM**

Remarks

Pub Rmks: **\*\* OPEN HOUSE SATURDAY NOV. 16TH FROM 12 NOON UNTIL 2 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 80 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."Not all features in the pictures are included. Pictures are of a showhome but not the exact home. Visit the Showhome in Legacy at 540 Legacy Circle SE for more information. Showhome hours : Monday - Thursday 2 pm to 8 pm Weekends and Holidays 12 pm to 5 pm. RMS square footage taken from Builder's blueprints. Pricing is firm.**

Inclusions: **Window coverings included but not on doors or in basement. \$5000 Appliance Allowance at Builder's preferred supplier.**

Property Listed By: **MaxWell Canyon Creek**

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









