



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: **\$578,999**
 Status: **Active** County: **Calgary** Change: **-\$1, 21-Aug** 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

54
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**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**
 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	Main	9`0" x 11`10"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-GM**

Legal Desc: **unregistered**

Remarks

Pub Rmks: *** NO CONDO FEES EVER * DOUBLE CAR GARAGE * LANDSCAPED * FULL BASEMENT * DECK * DESIGNER WINDOW COVERING PACKAGE! Wonderful home on the banks of the Bow River with direct access 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.**

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