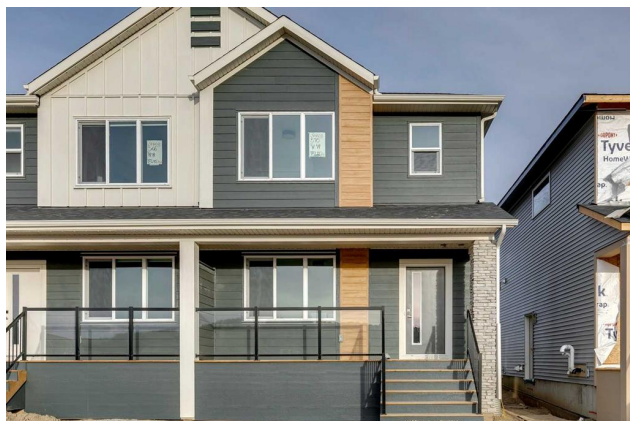


**570 WOLF WILLOW Boulevard, Calgary T2X 5P7**

MLS® #: **A2157090** Area: **Wolf Willow** Listing Date: **08/13/24** List Price: **\$615,000**  
 Status: **Active** County: **Calgary** Change: **-\$16k, 09-Oct** 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: **2,683 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot**  
 Park Feat: **Off Street**

DOM

**100**  
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** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 12`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 17`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`1" x 14`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 11`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 9`4"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`7" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Laundry</b>	<b>Upper</b>	<b>4`1" x 3`5"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

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Remarks

Pub Rmks: **Wolf Willow - 570 Wolf Willow Boulevard SE: QUICK POSSESSION OPPORTUNITY. Originally designed and crafted to be a showhome this Monarch Model built by Shane Homes features 3 bedrooms, 2.5 bathrooms and CENTRAL A/C. The front, southwest-facing veranda leads you to the front foyer with a coat closet. The open main floor features luxury vinyl plank throughout, a bright, L-shaped kitchen with quartz counters, stainless steel appliances, a pantry, and an island for additional counter space and seating. The spacious central dining area is open to kitchen and living room. A 2 pc powder room with pedestal sink and rear mudroom with closet complete the main floor. The upper level offers a spacious primary bedroom with a large walk-in closet and 4 pc ensuite with dual sinks and shower; 2 additional bedrooms; a central flex/bonus room, stacked laundry closet, and 4 pc main bathroom. The lower level remains unspoiled with upgrades including 9ft basement foundation, separate side entry, laundry rough-in, wet bar rough-in, bathroom rough-in, and an additional gas line for future 2nd furnace to make for easy future development. The backyard has a gravel parking pad waiting for your imagination and personal touch. Interior selections are hand-picked by the design team at Shane Homes, this home offers more than \$20,000 in builder upgrades throughout the home including chevron luxury vinyl plank, black light fixtures throughout, undermount sinks, chrome bath fixtures, + much more. 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. Property is completed and ready for quick possession. Call for more info!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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





