



THE
A-TEAM

**RE/MAX
FIRST**

570 WOLF WILLOW Boulevard, Calgary T2X 5P7

MLS® #: **A2157090**

Area: **Wolf Willow**

Listing Date: **08/13/24**

List Price: **\$635,250**

Status: **Active**

County: **Calgary**

Change: **+\$100k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,744

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,744

Lot Information

Lot Sz Ar:

2,683 sqft

Lot Shape:

DOM

36

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

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

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,Double Vanity,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

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

Laundry	Upper	4`1" x 3`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-Gm	
Legal Desc:	0		Remarks
Pub Rmks:	<p>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 and 2.5 bathrooms. 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. Call for more info!</p>		
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