



THE
A-TEAM

**RE/MAX
FIRST**

835 WOLF WILLOW Boulevard, Calgary T2X 5R6

MLS® #: **A2165269**

Area: **Wolf Willow**

Listing Date: **09/18/24**

List Price: **\$595,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,720

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,720

Lot Information

Lot Sz Ar:

2,678 sqft

Lot Shape:

DOM

1

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:

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: **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"	Bedroom	Upper	9`2" x 10`4"
Bedroom	Upper	9`3" x 9`4"	Bonus Room	Upper	13`7" x 10`8"
4pc Ensuite bath	Upper		4pc Bathroom	Upper	

