



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2173179**

Area: **Wolf Willow**

Listing Date: **10/15/24**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 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: **2,455 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,425**  
Low Sqft:  
Ttl Sqft: **1,425**

DOM

**109**  
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,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

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

Room	Level	Dimensions
Kitchen	Main	10`2" x 11`10"
Bedroom	Upper	10`4" x 8`6"
Office	Upper	6`6" x 7`2"
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:

**\* LUXURIOUS STREET TOWN \* NO CONDO FEES \* END UNIT \* SIDE ENTRY \* 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. Plumbing rough-ins have also been provided for laundry facilities and a bar sink. As you enter the backyard from the mudroom a 100 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. There's a shallow concrete swale in the backyard - refer to the site plan. No exterior stairs are provided at the side entry. The Showhome is located at 702 Wolf Willow Blvd. SE RMS square footage taken from Builder's blueprints.**

Inclusions:  
Property Listed By:

**Window coverings are included but not doors or in the basement or on stairwell window. \$5000 appliance at Trail Appliances.  
MaxWell Canyon Creek**

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









