



THE
A-TEAM

**RE/MAX
FIRST**

44 WOLF WILLOW Boulevard, Calgary T2X 0M7

MLS®#: **A2179098**

Area: **Wolf Willow**

Listing Date: **11/15/24**

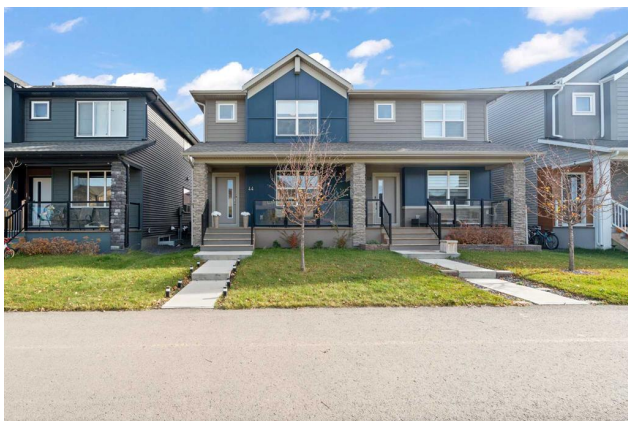
List Price: **\$585,000**

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:

1,634

Year Built:

2019

Low Sqft:

Ttl Sqft:

1,634

Lot Information

Lot Sz Ar:

2,604 sqft

Lot Shape:

DOM

5

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Stone,Wood Frame,Wood

Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`11" x 16`4"
Living Room	Main	13`6" x 15`2"
Bedroom	Upper	9`3" x 11`0"
4pc Bathroom	Upper	9`8" x 5`0"
3pc Ensuite bath	Upper	5`5" x 9`8"
Storage	Basement	4`8" x 3`10"

Room	Level	Dimensions
Dining Room	Main	14`11" x 7`5"
2pc Bathroom	Main	5`1" x 5`0"
Bedroom	Upper	9`2" x 11`0"
Bedroom - Primary	Upper	13`0" x 14`10"
Furnace/Utility Room	Basement	8`5" x 7`11"
Game Room	Basement	17`10" x 36`6"

Title:
Fee Simple
Legal Desc:

2010007

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to this beautifully crafted 3-bedroom, 2.5-bath duplex located in the sought-after Wolf Willow community. With a perfect blend of style, function, and modern finishes, this home offers an open-concept main floor designed for both relaxation and entertaining. As you enter, you're greeted by a spacious living room that flows seamlessly into the central dining area, which is perfect for family meals or hosting guests. The kitchen features quartz countertops, stainless steel appliances, and a central island that doubles as a breakfast bar. A generous pantry ensures you'll never be short on storage, making meal prep and entertaining a breeze. The main floor also includes a convenient 2-piece powder room and a back mud area that provides easy access to the east-facing backyard. The backyard is designed for low-maintenance living, offering a perfect spot to relax or entertain without the hassle of constant upkeep. The backyard also leads to the double detached garage, offering plenty of space for parking and additional storage. Upstairs, the home offers a well-thought-out layout with the primary bedroom situated on one side for privacy, while the other two bedrooms are located across the hall. The primary bedroom is a spacious retreat, complete with dual walk-in closets and a 3-piece ensuite bathroom featuring a walk-in shower. The other two bedrooms are mirror-image in size, offering ample space and great closet storage. These bedrooms share a full 4-piece bathroom, ensuring that everyone has plenty of space to get ready for the day. Additionally, the upper floor features a convenient laundry room, making chores quick and easy. The fully finished basement provides a wide-open rec room, offering endless possibilities. Whether you envision a home theater, game room, or gym, this versatile space can be tailored to fit your needs. The basement also includes additional storage space, so you'll have plenty of room to keep your home organized. Situated on a quiet street with a walking path right out front, this home offers easy access to the outdoors and is just a short walk from the beautiful local golf course. Conveniently located near schools, shopping, parks, and pathways, this property offers a lifestyle of both convenience and tranquility. Plus, with easy access to Stoney Trail, commuting is a breeze. This is a home that combines modern luxury with practical functionality in a fantastic community. Don't miss your chance to own this stunning duplex in Wolf Willow!

Inclusions:
Property Listed By:

N/A
RE/MAX First

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



