



THE
A-TEAM

**RE/MAX
FIRST**

727 WOLF WILLOW Boulevard, Calgary T2X 5R2

MLS®#: **A2179942** Area: **Wolf Willow** Listing Date: **11/19/24** List Price: **\$524,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,009 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,425**
 Low Sqft:
 Ttl Sqft: **1,425**

DOM

64
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Parking Pad**

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/Bsm: **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,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 13`2"	Kitchen	Main	10`2" x 11`10"
Bedroom	Upper	10`4" x 8`6"	Bedroom	Upper	10`4" x 8`6"
Bedroom - Primary	Upper	11`6" x 12`1"	Office	Upper	6`6" x 7`2"
2pc Bathroom	Main	3`6" x 4`0"	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:

241-1532

Zoning:
R-GM

Remarks

Pub Rmks: *** LUXURIOUS STREET TOWN * NO CONDO FEES * FULLY LANDSCAPED * DECK * WINDOW COVERINGS * UPGRADED FINISHINGS * HARDIE BOARD ON FRONT ELEVATION * 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 vinyl 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. As you enter the backyard from the mudroom an 88 square foot deck with a privacy wall is there to get your future backyard plans started. Grass will be provided for both the front yard and the back. An 18' x 22' gravel pad will be installed for parking from the lane. 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. RMS square footage taken from Builder's blueprints. Window coverings are INCLUDED but not on any doors or basement window. \$5000 allowance for KITCHEN appliances at Trail Appliances. MaxWell Canyon Creek**

Inclusions:
Property Listed By:

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









