

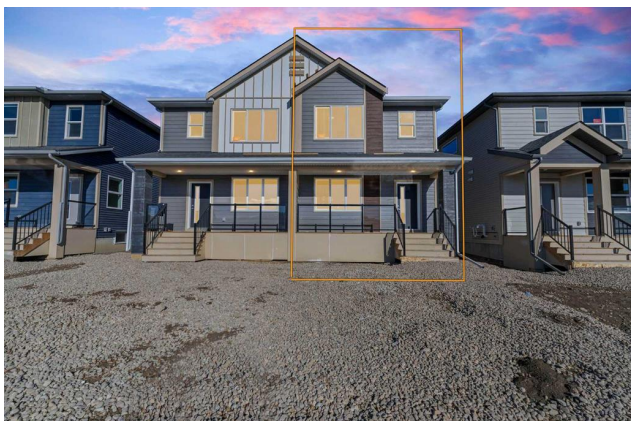


THE
A-TEAM

**RE/MAX
FIRST**

526 WOLF WILLOW Boulevard, Calgary T2X 5P7

MLS® #: **A2197603** Area: **Wolf Willow** Listing Date: **02/26/25** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,788 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Attached-Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: **Fee Simple** Zoning: **R-Gm**
 Legal Desc: **2411532**

Remarks

Pub Rmks: **LEGAL BASEMENT SUITE with 2 Bedrooms. Welcome to 526 Wolf Willow Boulevard SE! This remarkable home features a thoughtfully designed open-concept layout**

that perfectly balances modern living with comfort. Welcome to this newly built, spacious house which includes 5 bedrooms and 3.5 bathrooms with legal basement suite. Located in one of the most sought after community Wolf Willow, Southeast Calgary. Property offers about 2515 SQF of living space. Main floor includes gourmet kitchen and dining space. Modern kitchen offers island with sparkling quartz countertops, modern cabinetry and the upgraded stainless steel appliances offer a perfect blend of style and functionality, making this kitchen a chef's dream. The main floor features luxury vinyl plank throughout, a bright, L-shaped kitchen with stainless steel appliances, a pantry, and an island for additional counter space and seating. The central dining area leads to the kitchen and the large, front living room. Additionally, the main floor has a 2-pc powder room with a pedestal sink, a rear mudroom, and a closet. The upper level offers a spacious primary bedroom with a large walk-in closet and 4 pc ensuite with dual sinks and standing shower. 2 additional bedrooms, a central flex/bonus room, stacked laundry closet, and 4 pc main bathroom. This completes the upper floor. Adding incredible value, this home includes a 2-BEDROOM LEGAL BASEMENT SUITE with a separate side entrance. Featuring 9-foot ceilings, a fully equipped kitchen, a 4-piece bathroom, a spacious living room, and two bedrooms, this Legal suite. 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. Book your private showing today!

Inclusions:

Property Listed By:

N/A

PREP Realty

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

