



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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,738

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,738

Lot Information

Lot Sz Ar:

2,788 sqft

Lot Shape:

DOM

55

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane, Back Yard, Rectangular Lot
Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

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

Room	Level	Dimensions
2pc Bathroom	Main	5'4" x 4'11"
Foyer	Main	6'4" x 9'11"
Living Room	Main	12'6" x 14'0"
4pc Ensuite bath	Upper	6'4" x 10'1"
Bedroom	Upper	9'3" x 11'9"
Bedroom - Primary	Upper	12'1" x 14'5"
Bedroom	Basement	9'1" x 12'7"

Room	Level	Dimensions
Dining Room	Main	14'11" x 14'7"
Kitchen	Main	13'0" x 12'5"
4pc Bathroom	Upper	8'5" x 5'0"
Bedroom	Upper	9'2" x 12'10"
Living Room	Upper	14'10" x 10'8"
4pc Bathroom	Basement	5'0" x 9'2"
Kitchen	Basement	8'8" x 12'1"

Living Room Furnace/Utility Room	Basement Basement	10`6" x 12`0" 8`5" x 13`5"	Bedroom	Basement	8`9" x 9`2"
Legal/Tax/Financial					
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 dinning space. Modern kitchen offers island with sparkling quarts 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:	N/A				
Property Listed By:	PREP Realty				

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











